



Fixed Price  
£400,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

3 Biddle Combe Close  
Wells  
Somerset  
BA5 2NU

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From central Wells take the Wookey Hole Road and continue for c. 1 mile. Go past the Underwood Trading Estate and turn left into Woolcombe Road. Follow the road down and Biddle Combe Close is the third right turning.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges £228 p.a.



## Location

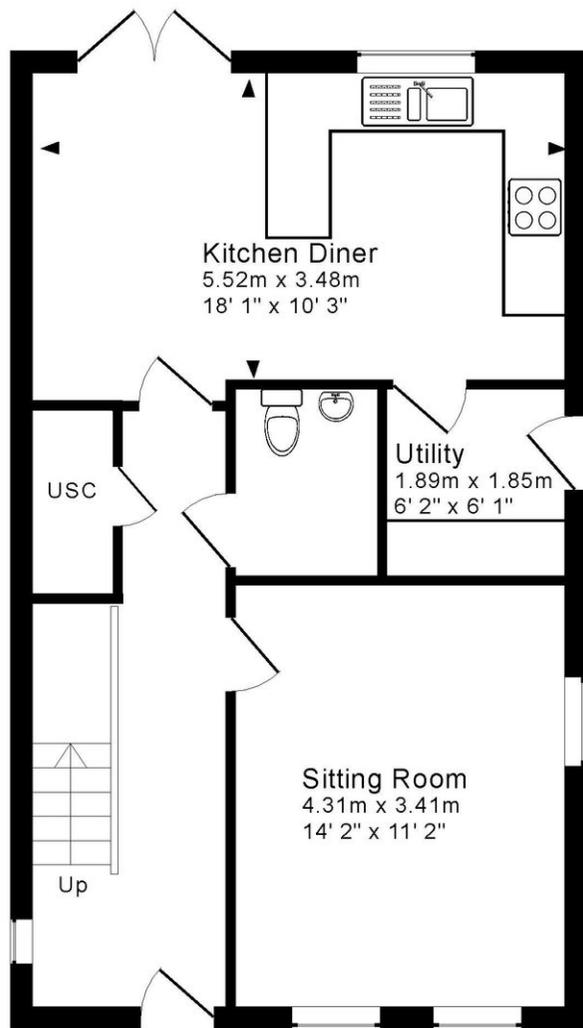
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

## Insight

An immaculately presented three bedroom detached home set on the edge of the development. Being just three years old, it has the remainder of the ten year NHBC warranty.

- Detached house set on the edge of the development
- Exceptionally well maintained throughout by the present owners
- Spacious double aspect sitting room with ample room for large furniture
- Sociable kitchen / dining area with breakfast bar
- Principle bedroom with ensuite double shower
- Bedroom two is another generous double with plenty of room for a wardrobe and bedside tables
- Large downstairs cloakroom with hanging space for coats and shoe storage
- Garage to the rear and parking space
- Handy utility room with a sink and space for a washing machine
- Countryside walks on the doorstep

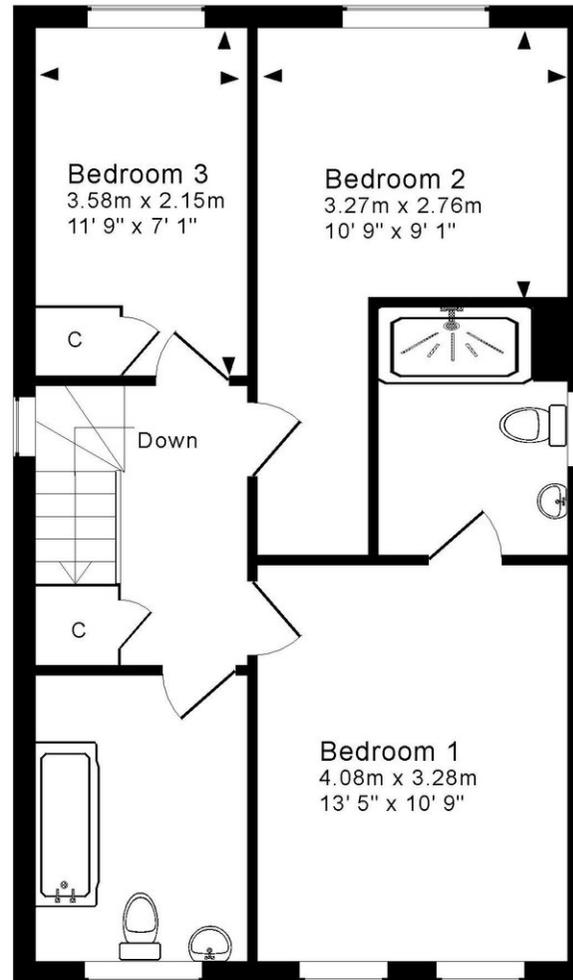




Ground Floor

For indicative purposes only.  
Drawing Number : 147-0851

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First Floor

**DISCLAIMER**

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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