



£229,000

*At a glance...*



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**holland  
& odam**

48 Lethbridge Road  
Wells  
Somerset  
BA5 2FW

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Turn right into Charter Way and take the first right into Lethbridge Road. The property can be found at the end of the road on the right hand side with a for sale board displayed.

## Services

Mains electricity, water and drainage are connected. Mains gas available. Night storage heating.

## Local Authority

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

## Tenure

Freehold



## Location

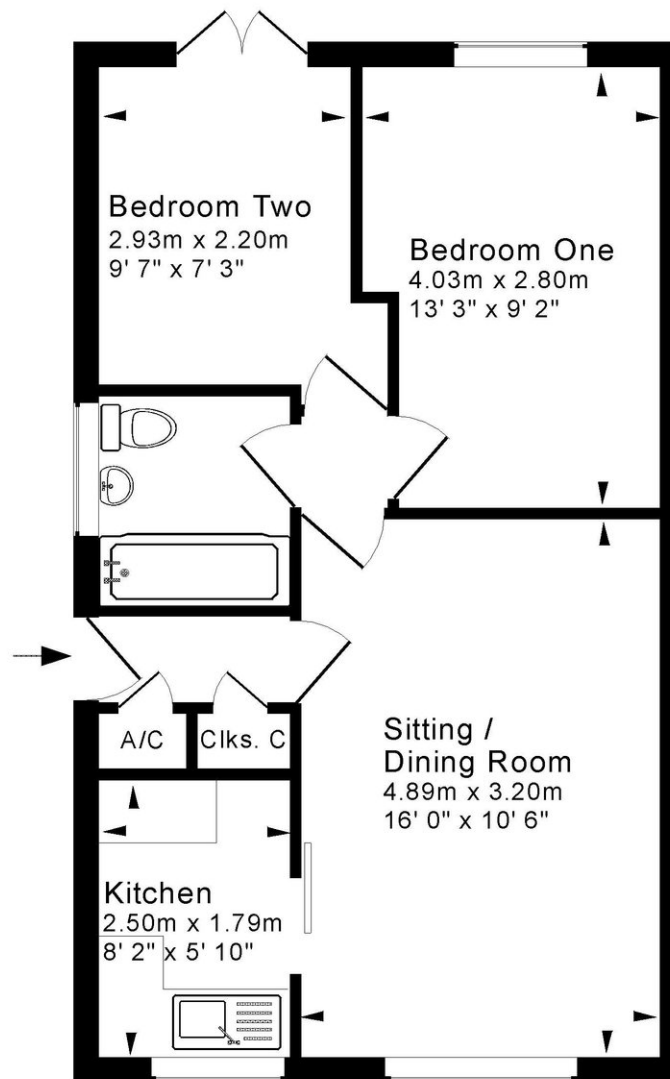
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

A well presented two double bedroom bungalow with views towards the Mendips. Off road parking for two cars and set at the end of a quiet cul-de-sac. Offered for sale with no onward chain.

- Semi-detached bungalow set in a generous plot
- Two double bedrooms one with French doors leading out into the rear garden
- Generous sitting /dining room with electric fire
- Off road parking for two cars
- Views to the Mendips to the rear
- Close to a path which leads onto the Portway making it a short walk to the centre of Wells and all of it's amenities
- Near to the leisure centre and swimming pool
- Low maintenance rear garden measuring 11m (36ft) long x 8m (26ft) wide
- No onward chain





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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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