



£625,000

At a glance...



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**holland
& odam**

11 Lewmond Avenue
Wells
Somerset
BA5 2TS

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the B3139 The Horringtons and proceed through The Liberty. At the Fountain Inn bear left into St Thomas Street. Continue to the top of the hill turning left into North Road just after passing St Thomas' church. Take the second turning right into Lewmond Avenue and the property can be found on the right

Services

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

Local Authority

Somerset Council
0300 1232224
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

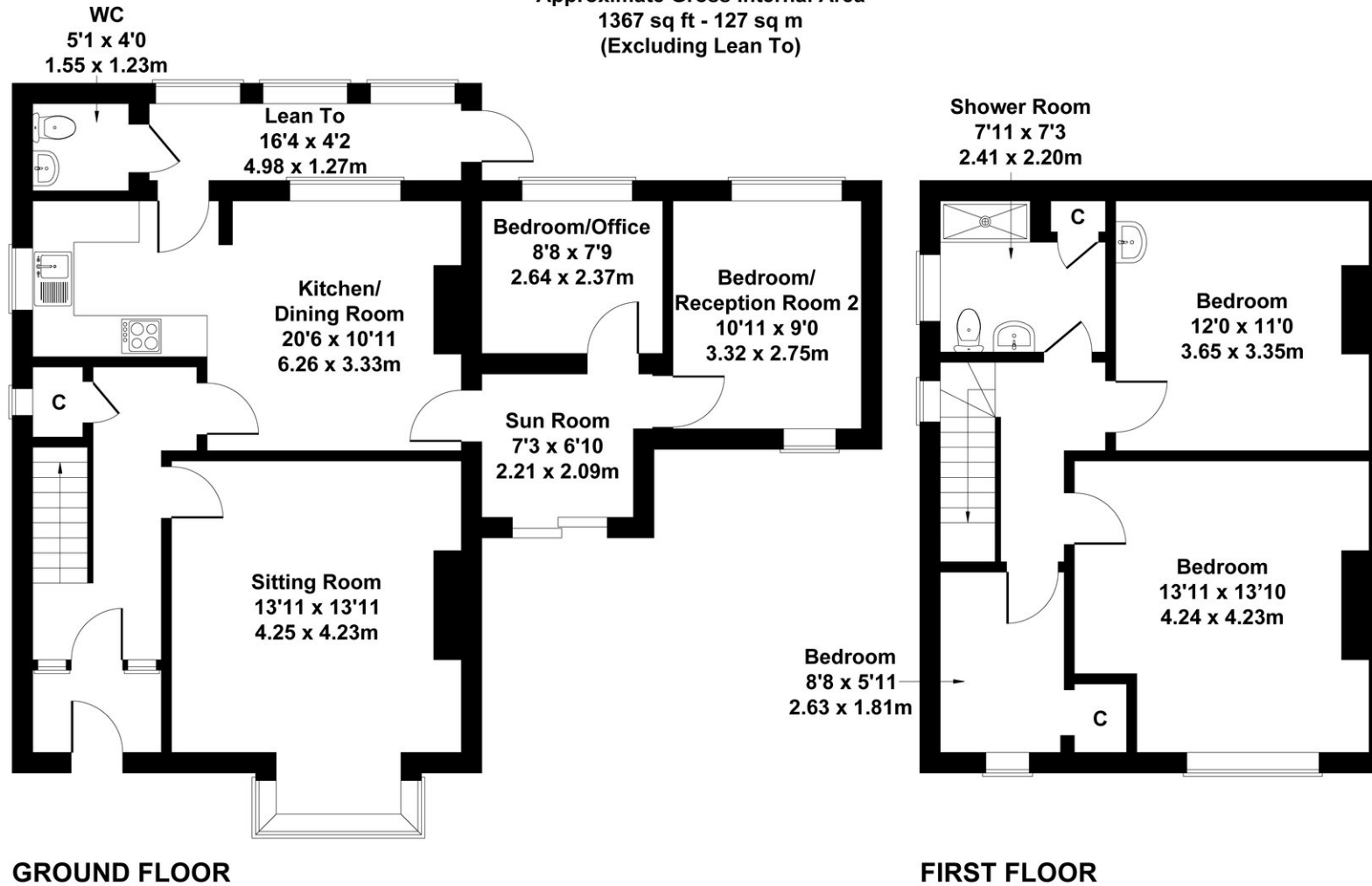
A charming detached 1930's property set in the sought after area of Lewmond Avenue. With generous room sizes with potential to extend STPP and being set in a good size plot with ample parking. The property would benefit from some updating and modernisation but still offers flexible living accommodation. Set in an elevated position at the end of a short no through road with far reaching views towards Glastonbury Tor in the distance.

- The main roof was stripped, re-felted and battened in 2018 with the flat roof extension having a new EPDM roof just two years ago.
- Spacious kitchen / dining room which can easily accommodate a large family dining table and chairs
- Large sitting room with a lovely bay window overlooking the front garden.
- Upstairs there are two generous double bedrooms and a smaller single bedroom.
- A downstairs single storey extension comprises two further rooms. These have been used as bedrooms but could easily be used as an office while one is presently set up as a second reception room.
- Sun room with patio doors leading out
- Lean to with access to the rear of the property
- Downstairs cloakroom
- Useful outbuilding and ample parking for several cars on a gravel driveway.



11 Lewmond Avenue, Wells, BA5 2TS

Approximate Gross Internal Area
1367 sq ft - 127 sq m
(Excluding Lean To)



Not to Scale. Produced by The Plan Portal 2026
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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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