



£625,000

At a glance...



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**holland
& odam**

22 Priest Row
Wells
Somerset
BA5 2PY

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam turn left and bear right along the bottom of the High Street (passing Whitings on the right and the City Arms pub on the left). At St. Cuthberts church bear right into Priest Row. The property will be found at the far end on the right hand side.

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

Set in a Conservation area within a short, level walk of the city centre and within very easy reach of Morrisons supermarket. 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.

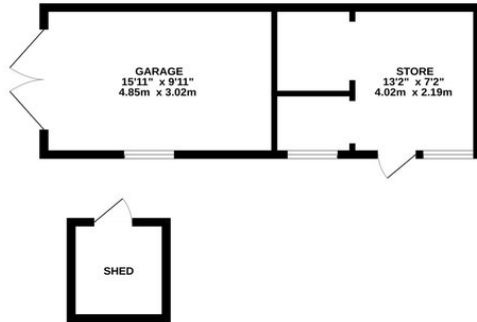
Insight

An incredibly well presented three story Grade II listed character property set right in the heart of Wells. Having been extremely well maintained and improved by the present owners, it really is one to view. Benefitting from driveway parking, garage and private rear garden.

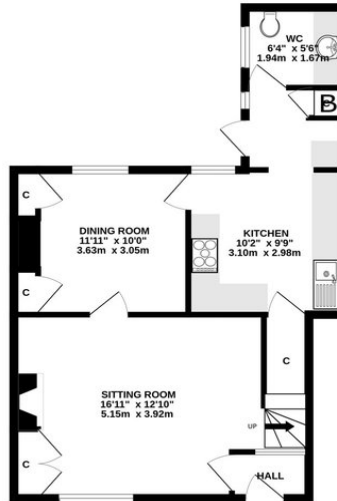
- City centre location with off road parking and a garage with Waitrose being a one minute walk away
- Character features running throughout the property including beams, stone lintels and feature fireplaces
- Recently refitted kitchen with integrated dishwasher and space for a double oven. Small breakfast bar and a really useful pantry
- Entrance porch which leads into the generous sitting room which has plenty of space for a sofa and armchairs. Separate dining room with two alcoves and built in storage
- Downstairs cloakroom / utility room
- Bedroom one is a spacious double room with plenty of built in storage and period features
- Smart family shower room while one of the bedrooms has access to a toilet and wash hand basin
- On the top floor there is another good size double bedroom with built in cupboards and a large open space which could be used as an office / study / bedroom four
- A private rear garden with access to a workshop, the rear parking and garage. The vendors have created a lovely space for alfresco dining and entertaining



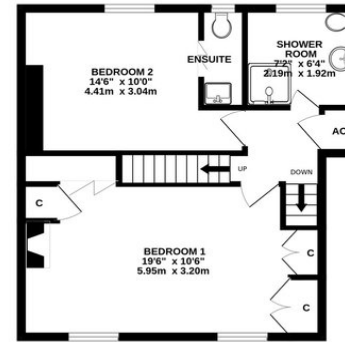
OUTBUILDINGS
335 sq.ft. (31.1 sq.m.) approx.



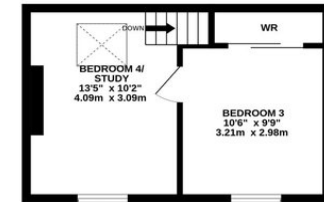
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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