



£435,000

*At a glance...*



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**holland  
& odam**

77 Wookey Hole Road  
Wells  
Somerset  
BA5 2NH

**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 Wookey Hole onto Wookey Hole Road. Follow the road passing Blake Road and Walnut Tree Close on the left and the property can be found on the left hand side.

## 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



## 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 extended mid terrace Victorian property with four double bedrooms and a south facing rear garden. Just a short walk to the centre of Wells and all of its amenities. Being offered with no onward chain.

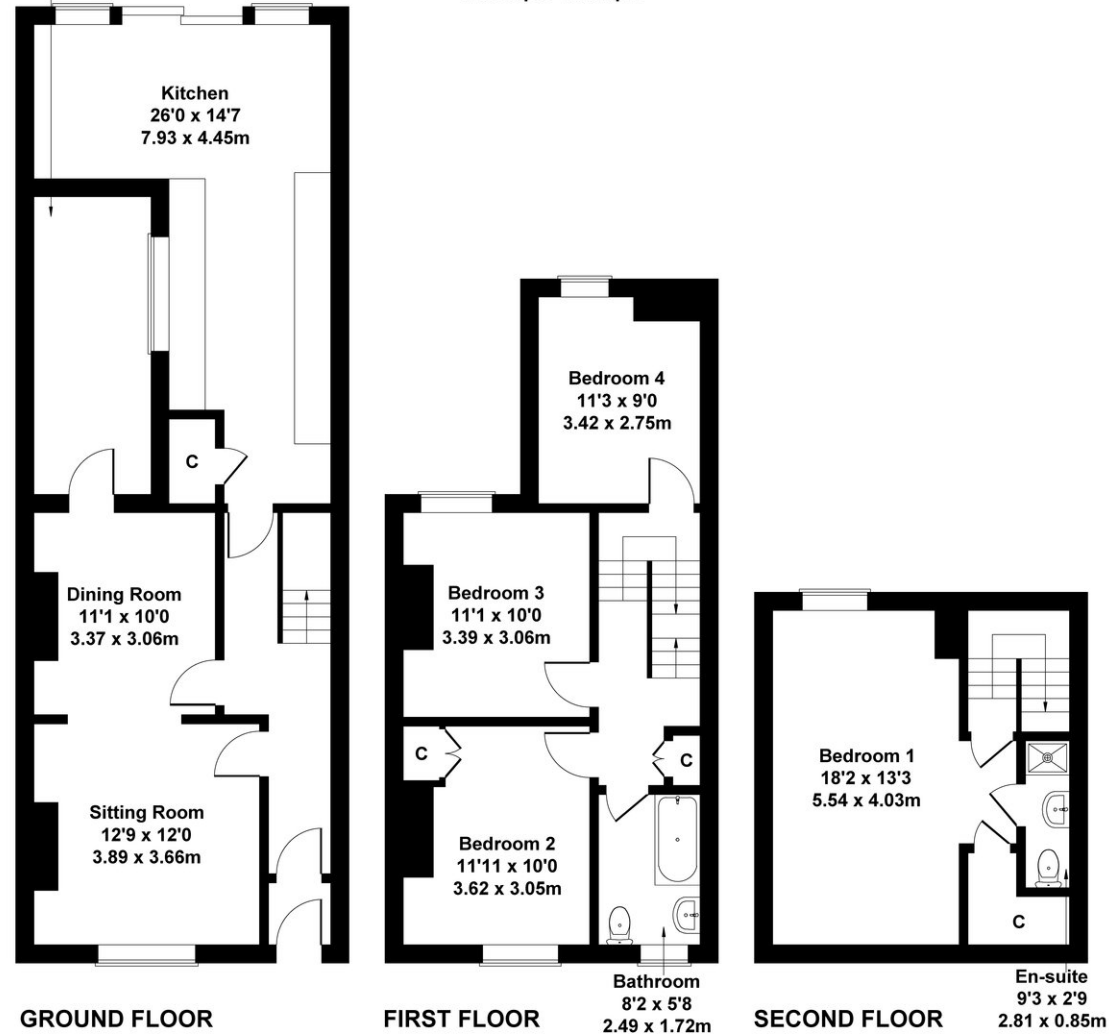
- Spacious kitchen dining room which has been extended to provide a great space for socialising and entertaining.
- Sitting room to the front which leads into a second reception room. This in turn gives access to an inner courtyard.
- The principle bedroom has an ensuite shower room and a lovely view to the rear. It is a generous double room with a large built in storage cupboard
- All the other bedrooms are good size doubles and all have feature fireplaces
- On the first floor landing, there is a really useful built in storage cupboard
- The family bathroom comprises bath, toilet and wash handbasin
- Patio doors lead out onto an area of decking and down into the south facing rear garden. There is a path leading around the terrace to give rear access to the garden



# 77 Wookey Hole Road, Wells, BA5 2NH

Inner Courtyard  
16'6 x 6'4  
5.03 x 1.94m

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2026  
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