



£595,000

*At a glance...*



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COUNCIL  
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**holland  
& odam**

20 Kippax Avenue  
Wells  
Somerset  
BA5 2TT

**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 The Horringtons B3139 into St Thomas Street. Just after the church on the right hand side take the first left into North Road and then the first right into Kippax Avenue. The property can be found on the right hand side about halfway along the road.

## 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. Kippax Avenue is a very popular residential area off North Road on the east side of the city and within a relatively easy walk of the city centre. 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.

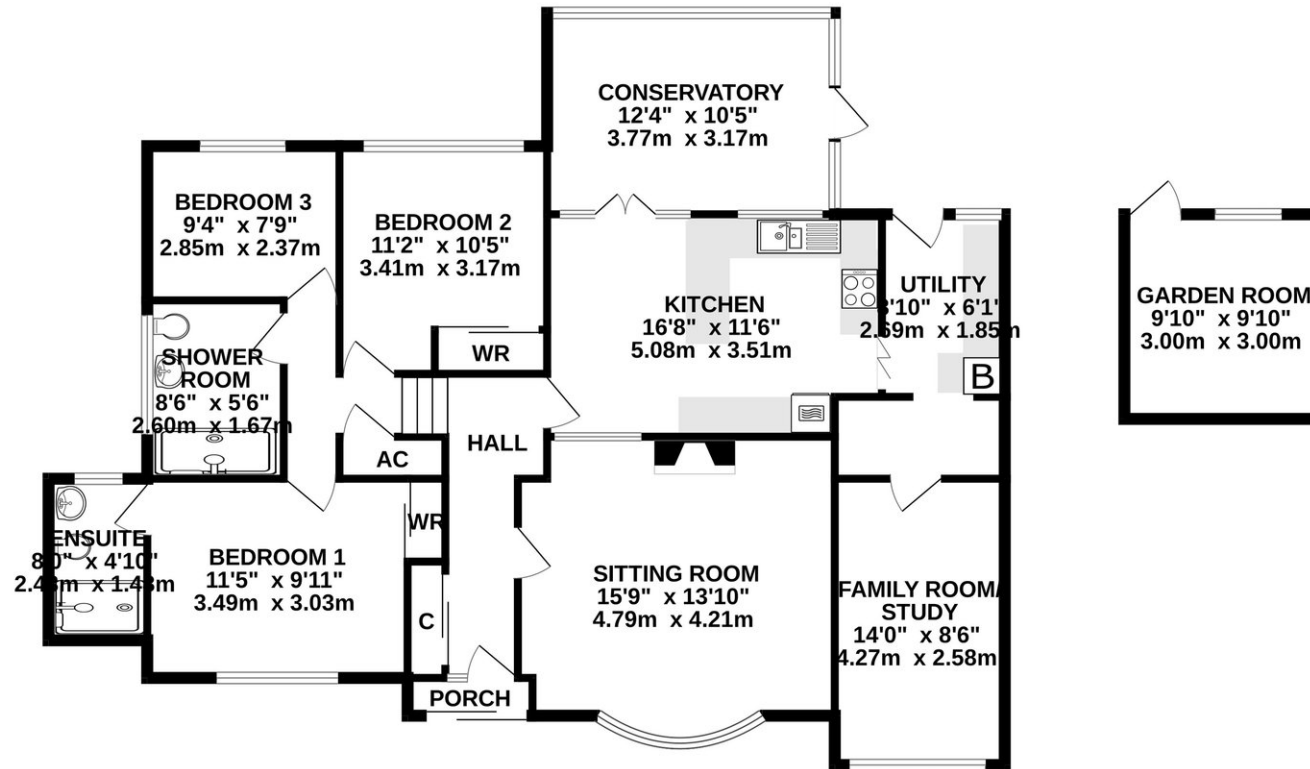
## Insight

A detached, split level bungalow in this ever popular road. The property has been extended with an en suite to the main bedroom and a generous conservatory to the rear. The former garage has also been converted to an additional reception or bedroom giving the property particularly good living space and very flexible accommodation.

- Entrance hall with steps up to the bedrooms
- Sitting room with gas Living Flame fireplace and bow window
- Kitchen diner with a good range of units and space for table and chairs
- Conservatory currently used as a more formal dining area with doors onto the garden
- Studio/reception/additional bedroom converted from the former garage
- Utility room with access to the garden
- Master bedroom with built-in storage and en suite shower room
- Two further bedrooms and a bathroom that has been re-fitted as a shower room
- Driveway parking with EV charger and a part covered carport
- Lovely mature garden with several areas for entertaining as well as a summerhouse/workshop with power and light



GROUND FLOOR  
1388 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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