



£230,000

At a glance...



2



1



1

EPC

C

COUNCIL
TAX

B

**holland
& odam**

8 Nimrod Way
Wells
BA5 2GQ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Continue along this road until you come upon the David Wilson development and take the second turning onto Penleigh Road and the next left onto Nimrod Way where the property can be found.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges TBC



Location

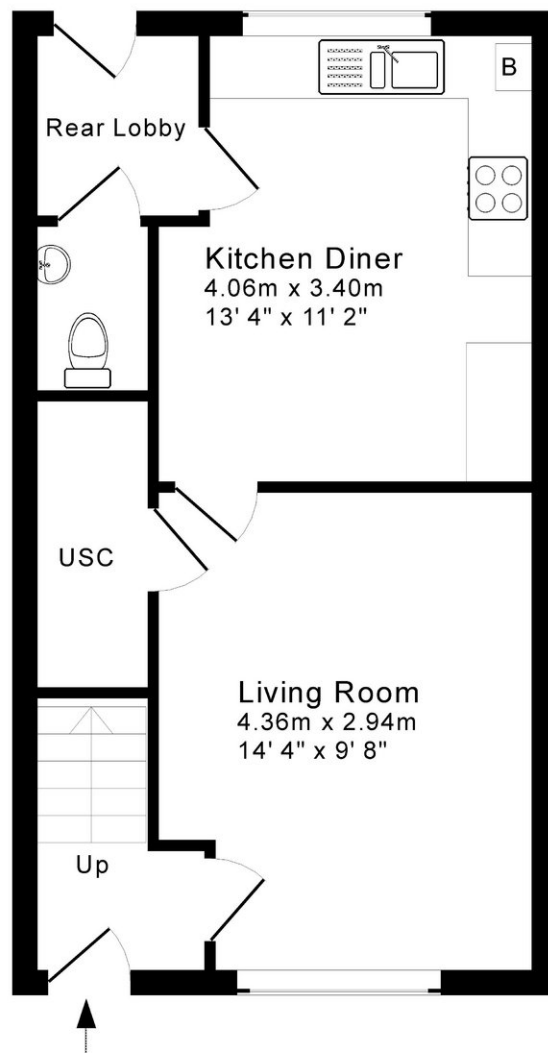
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

Set on the western side of the city this David Wilson-built mid-terrace house offers a great way to get onto the housing ladder for first time buyers, a down size or a great buy-to-let. Neutrally decorated throughout there are two double bedrooms with a bathroom and a ground floor cloakroom. No onward chain.

- No onward chain
- South-facing rear garden with shed and rear access
- Neutrally decorated
- Ground floor cloakroom
- Good sized rooms
- Two double bedrooms (both with built-in storage)
- Gas central heating
- 2 allocated parking spaces in front of the property
- 10 year NHBC from 2018

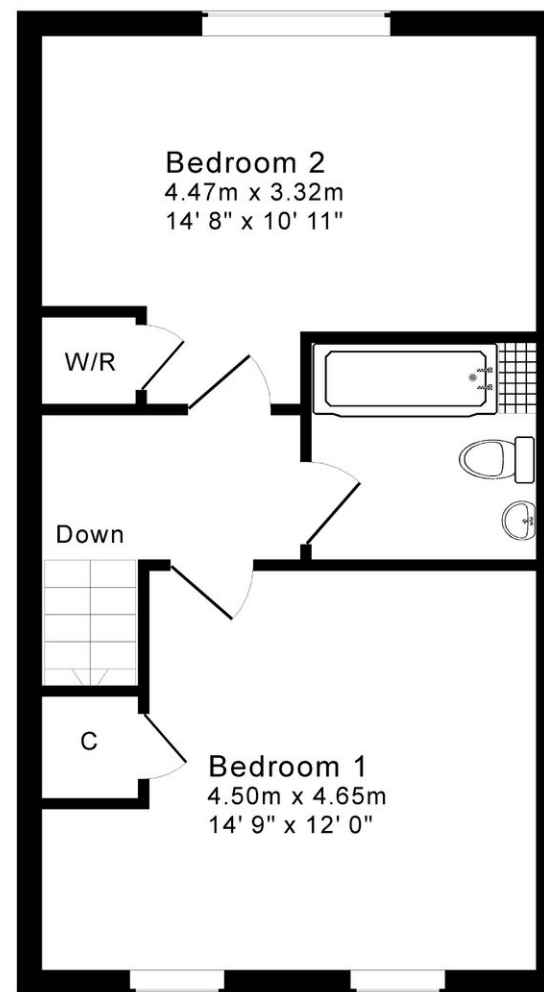




Ground Floor

For indicative purposes only.
Drawing Number : 147-0583

Copyright Jemesis Ltd 2021



First Floor

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.