





£495,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the offices of Holland & Odam in Wells High Street continue into Broad Street and Priory Road. Turn right into Princes Road. At the traffic lights proceed straight ahead passing the Little Theatre and into straight ahead into Portway. Turn left between the two terraces and the property can be found straight ahead.

Description

A spacious, semi-detached Victorian house with versatile accommodation arranged over three floors. Garage and useful outbuilding. Level, easily-maintained garden. Tucked away in a quiet location yet only a short walk to the High Street. No onward chain.

A substantial five-bedroom Victorian semi-detached house, quietly tucked away in the heart of Wells, enjoying both peace and a superbly central location. Facing west and south, the house is full of natural light, with high ceilings and well-proportioned rooms on the principal floors.

Approached via a shared driveway, the house opens into an eat-in kitchen centred around a range cooker. Beyond is a dining room leading to the sitting room, which enjoys a double aspect and fireplace.

The first floor is particularly well balanced, with high ceilings, good light and an easy sense of proportion. A double bedroom, currently a television and reading room, looks out over the garden, while the principal bedroom has its own en suite and adjoining dressing room/study/nursery.

The top floor stands apart, with three loft rooms and two shower rooms, a particularly appealing arrangement for guests staying with a little privacy, as well as for study space, home working, or older children wanting some independence. On a clear day, there are glimpses of Glastonbury Tor.

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.





Outside, the level west-facing garden wraps around three sides of the house, sheltered and easy to maintain, with a rear pedestrian gate. There is also a garage with electric door and a useful outbuilding. Offered with no onward chain, the property presents real scope for updating and calm, spacious living in the heart of Wells.

- Victorian semi-detached house of 2,261 sq ft
- Five bedrooms over the first and second floors
- Ground floor shower room and utility room
- Principal bedroom with en suite and adjoining dressing room/study/nursery
- Three top-floor rooms and two shower rooms
- Eat-in kitchen with range cooker
- Dining room and double aspect sitting room with fireplace
- Naturally zoned for intergenerational living, guests, study space or home working
- Garage, useful outbuilding and level west-facing garden to three sides
- Five minutes' walk from Wells High Street, Waitrose and Tesco. No onward chain





TOTAL FLOOR AREA: 2262 sq.ft. (210.1 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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