



Offers in excess of
£375,000

At a glance...



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**holland
& odam**

41 Penleigh Road
Wells
Somerset
BA5 2FA

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. Pass the turning on the right into Ash Lane and the turning on the left into Goodymore Avenue. Take the second of the two turnings on the left signposted Penleigh Road and the property can be found on the right hand side. A for sale board is displayed.

What3Words ref ///quantity.minder.limits

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 - £201.09 per annum



Location

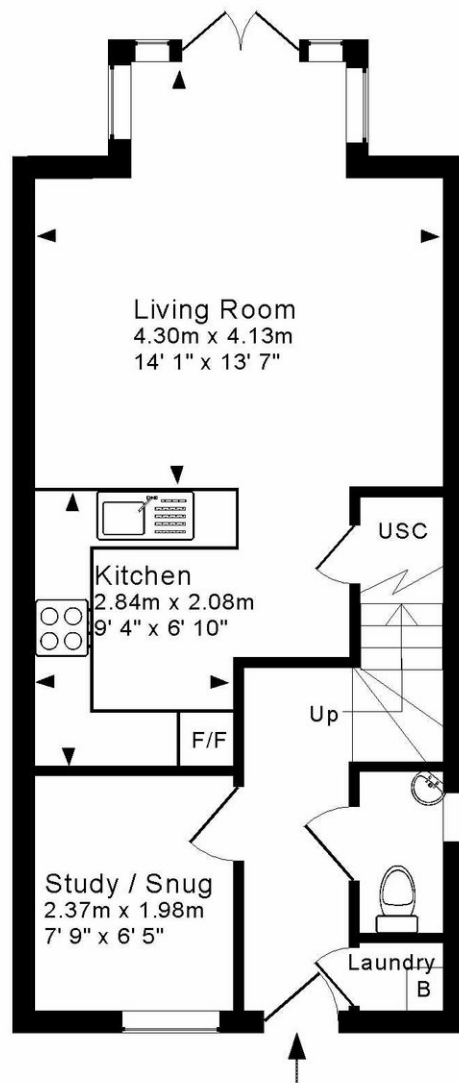
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

Built in 2020 this semi-detached house is arranged over three floors with well presented and versatile accommodation. With an adjacent garage and a 13m long driveway providing parking for a number of vehicles. Of particular note is the low maintenance, landscaped garden to the rear. Viewing highly recommended.

- Entrance hall with ground floor cloakroom and laundry cupboard
- Well equipped kitchen (gas hob, electric oven, integrated dishwasher and fridge freezer) with open plan living room off overlooking the rear garden
- Study/snug/playroom
- First floor sitting room or bedroom
- Master bedroom with en suite shower room
- Two further second floor bedrooms (both doubles) and a family bathroom
- Single vehicle garage with power and light and c.13m (42') of driveway
- Low maintenance, landscaped garden to the rear enjoying a westerly aspect and with a side gate
- Within walking distance of the city centre and a number of popular schools

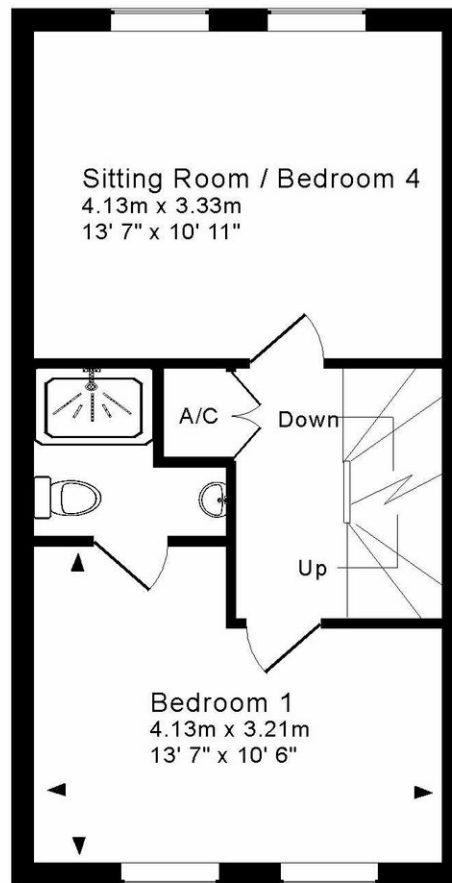




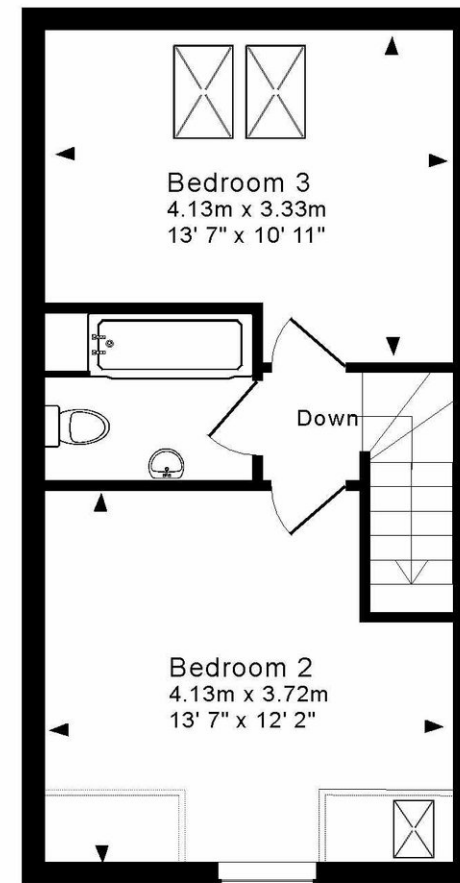
Ground Floor

For indicative purposes only.
Drawing Number : 147-0846

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First Floor



Second Floor

DISCLAIMER

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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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