

£365,000

At a glance...

3/4	
2/3	
2	
EPC	B
COUNCIL TAX	D

holland & odam

7 Hamiltons Close
Wells
Somerset
BA5 2GS

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 first of the two turnings on the left signposted Penleigh Road and then take the first left into Hamiltons Close. The property can be found just 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

Tenure

Freehold
Management Charges approx £250pa.







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

Bought new in 2017 so just one owner. An extremely well presented home offering versatile living / bedroom configuration being either four or three bedrooms with an additional reception room. The property is particularly well positioned with a feeling of space to the front and additional parking spaces and garage to the rear.

- Kitchen with ample worktop space and integrated appliances including dishwasher, oven, gas hob and fridge freezer.
- Spacious open plan downstairs living space creating a really sociable area with French doors leading out into the rear garden.
- On the first floor is the principal bedroom which has plenty of room for a wardrobe and also his an ensuite shower room.
- Also on the first floor is another generous room which can be used as either a second reception or fourth double bedroom.
- The second floor has two further double bedrooms. Both with ample room for wardrobes and bedside tables.
- The family bathroom comprises bath, toilet and wash handbasin.
- Downstairs utility cupboard which houses the boiler and has plumbing for a washing machine.
- Enclosed rear garden mainly laid to lawn with an area of patio. Side gate for access.
- Parking for at least three vehicles and a garage with light and power. EV charger in place.







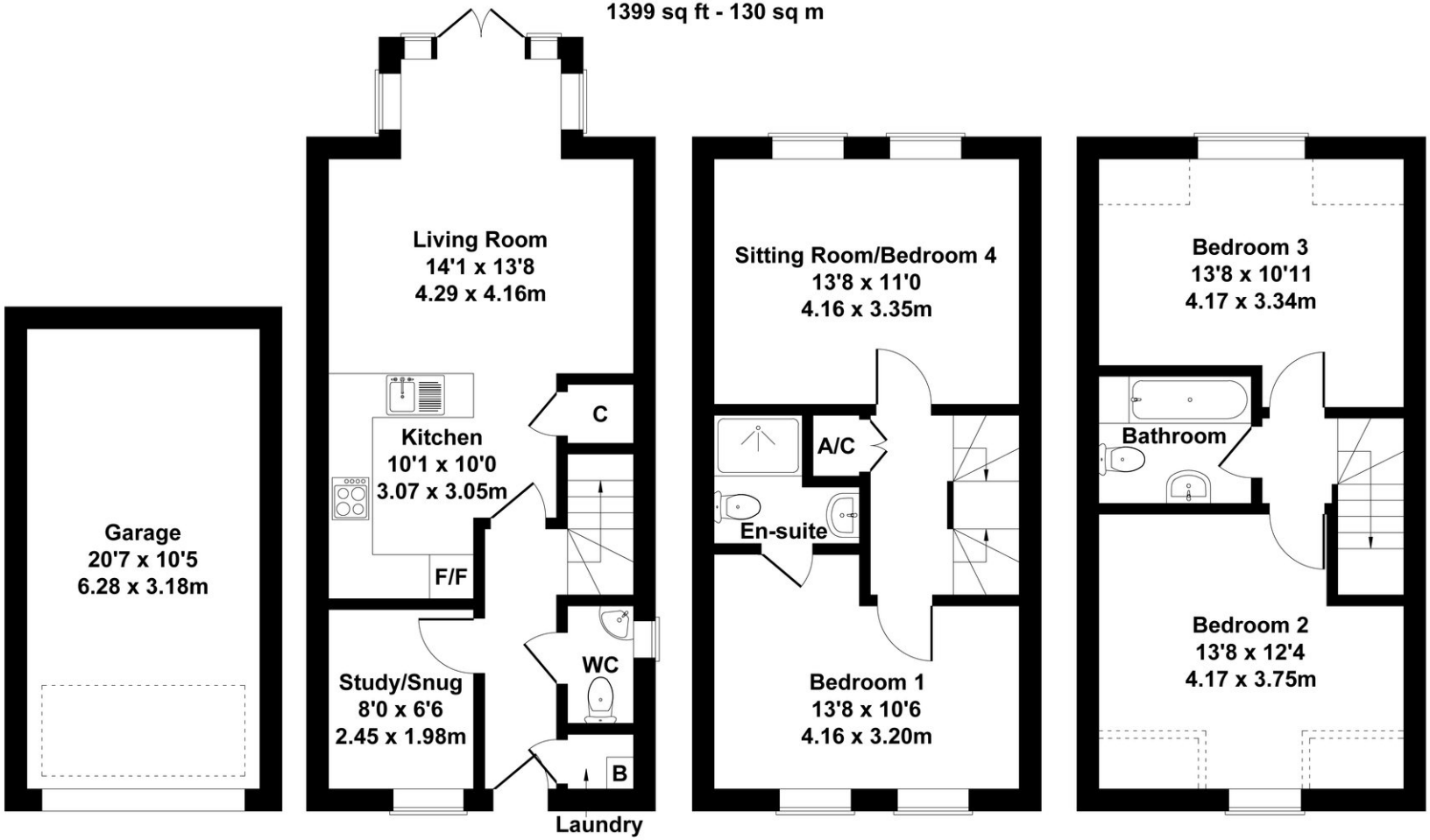






Hamiltons Close, Wells

Approximate Gross Internal Area
1399 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.