



£285,000

At a glance...



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**holland
& odam**

71 Burcott Road
Wells
Somerset
BA5 2EF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road where the property can be found 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



Location

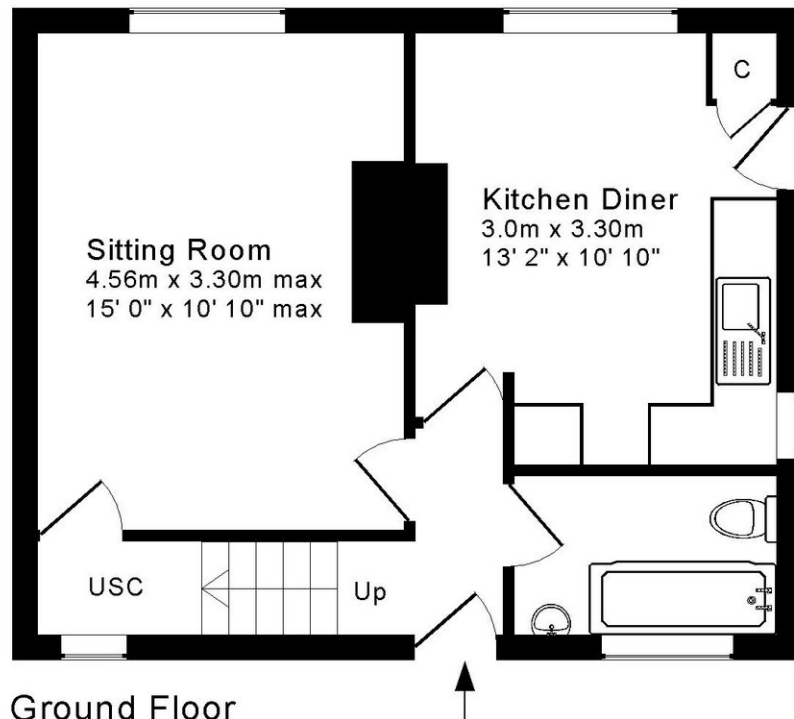
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

Offered for sale with no onward chain. This semi-detached house is within easy reach of the city centre and close to local shops and popular primary schools. With parking to the front for up to three cars and a south-facing garden there is huge potential to extend (STPP). New roof in the past 18 months.

- The roof has been stripped, re-felted, battened and tiled
- Three good size bedrooms with the two larger doubles looking over the rear garden
- Downstairs bathroom with additional toilet on the first floor
- Huge potential to extend (STPP)
- Generous south-facing rear garden
- Off road parking for three cars to the front
- Gas fired central heating
- Gated side access to the rear garden

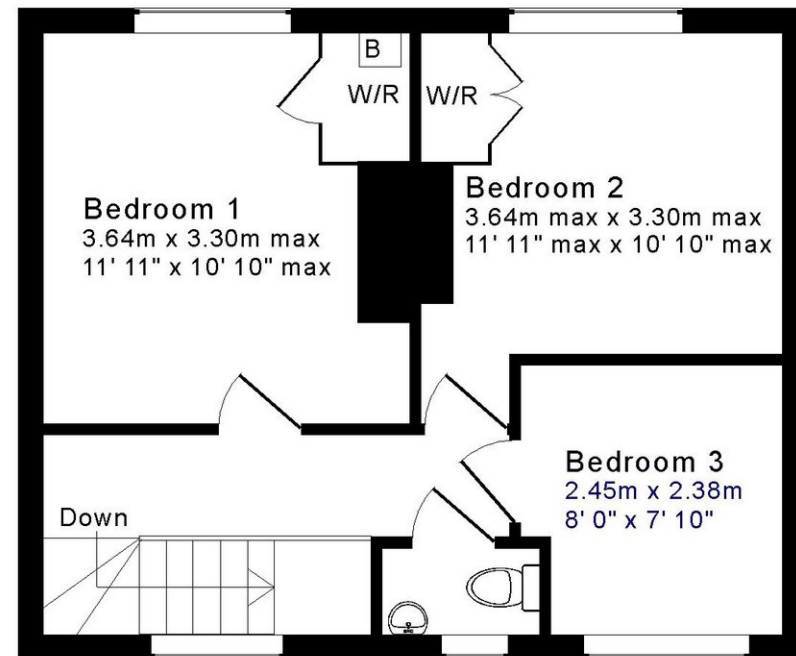




Ground Floor

For indicative purposes only.
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First Floor

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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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