



£495,000

At a glance...



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**holland
& odam**

19 Southover
Wells
Somerset
BA5 1UG

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the High Street proceed into Broad Street and turn left into St John Street. At the T-junction turn right into Southover. 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 (and Morrisons is quite literally around the corner). 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

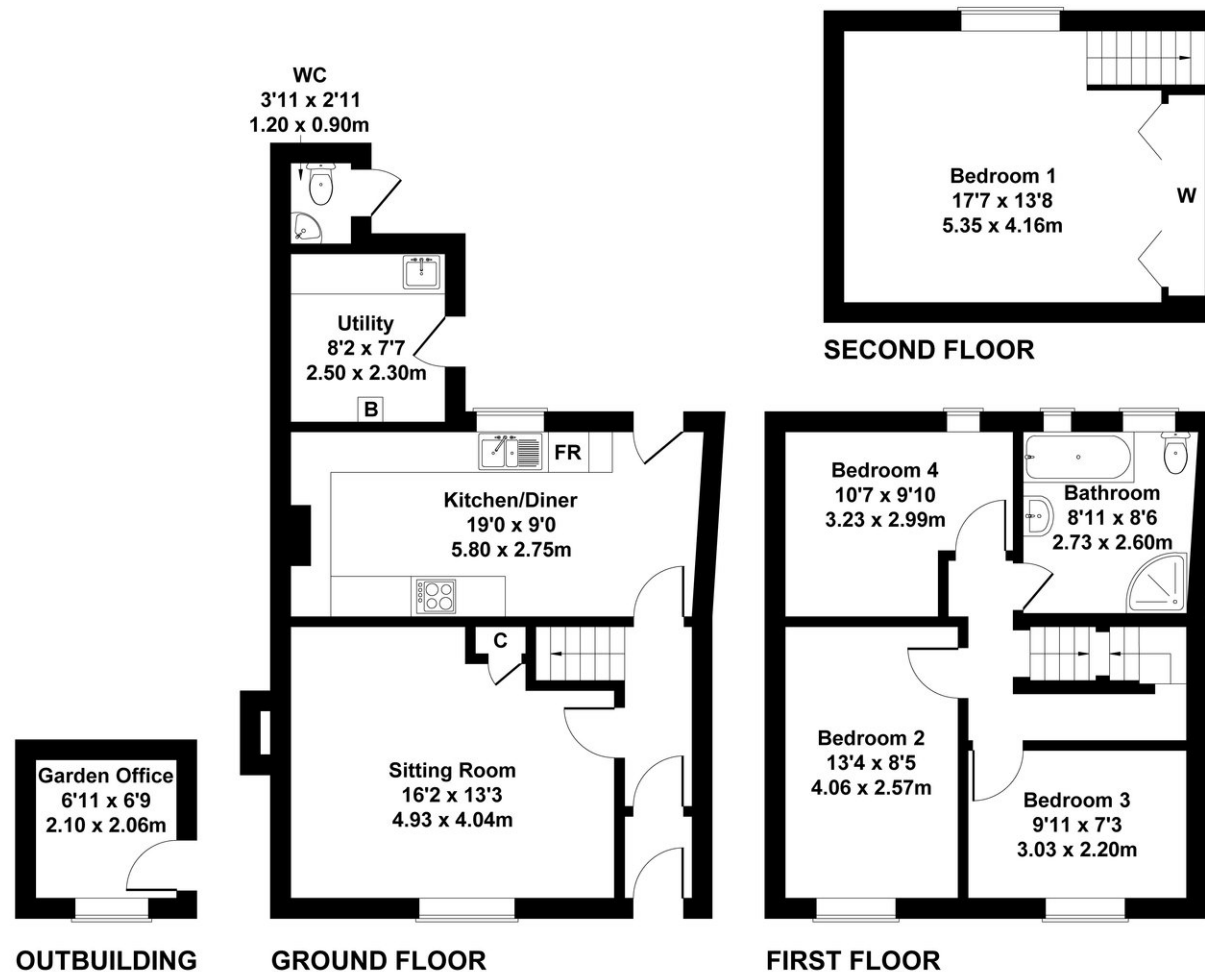
A lovely character house arranged over three floors with a super garden to the rear including a garden office/studio. Comprehensively refurbished during our client's ownership from 2021 including rewiring, overhauled central heating (with the boiler replaced), re-wired and new kitchen and bathroom.

- Set in a conservation area within a short walk of the city centre
- Entrance hall and lobby
- Sitting room with feature fireplace (with gas point) and useful storage cupboard
- Smart dining kitchen with electric oven and hob, integrated fridge and plumbing for dishwasher and access to the garden
- Utility room with gas fired boiler, plumbing for washing machine and space for tumble dryer and a gardeners' W.C.
- Three first floor bedrooms and a lovely bathroom with separate shower
- Attic bedroom with vaulted ceiling, exposed rafters and extensive built-in storage
- Quaint cottage garden to the rear with a good degree of privacy and security extending to c.60 in length (18.3m)
- Useful detached office/studio at the end of the garden with power, light and internet providing a useful separate area from the house



Southover, Wells

Approximate Gross Internal Area
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2026
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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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