



£270,000

*At a glance...*



2



1



1



EPC

D



COUNCIL  
TAX

B

**holland  
& odam**

42 St. Thomas Street  
Wells  
Somerset  
BA5 2UZ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells city centre follow signs for the B3139 The Horringtons into St Thomas Street. The property can be found on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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

A period two bedroom cottage offering an ideal investment or first time purchase. Set in a conservation area just a short walk from Wells Cathedral. Being offered with no onward chain.

- Quaint two bedroom cottage on the popular St. Thomas Street
- Well laid out kitchen dining room with ample wall and base units. There is also useful worktop area under the stairs.
- A step down leads into the cosy sitting room where there is an electric fire
- Bedroom one is a double bedroom with space for a chest of drawers and a wardrobe
- Bedroom two is a good size single with a built in storage
- The bathroom comprises bath with shower over, toilet and wash handbasin
- Ideal lock up and leave or possible holiday let potential
- Just a short walk to Wells centre and all of the local amenities



# 42 St. Thomas Street

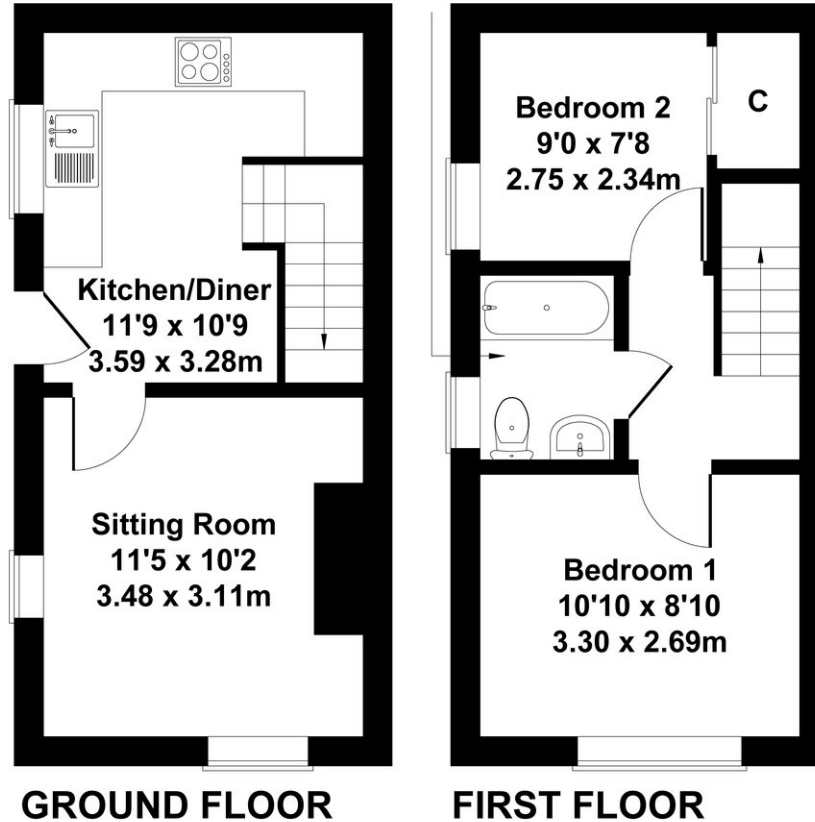
Approximate Gross Internal Area

506 sq ft - 47 sq m

Bathroom

7'7 x 5'3

2.32 x 1.61m



**GROUND FLOOR**

**FIRST FLOOR**

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.