



£380,000

At a glance...



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**holland
& odam**

90 Bath Road
Wells
Somerset
BA5 3LJ

TO VIEW

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Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road and the property can be found on the right hand side just after the turning to Kings Castle Road. A for sale board is displayed.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agent's note

The attic has no building regulations
A right of way runs to the rear for the residents of the terrace



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. The property is close to the edge of the city with Wells Golf Course just beyond. There are lovely walks to the city centre. Amenities in the city 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.

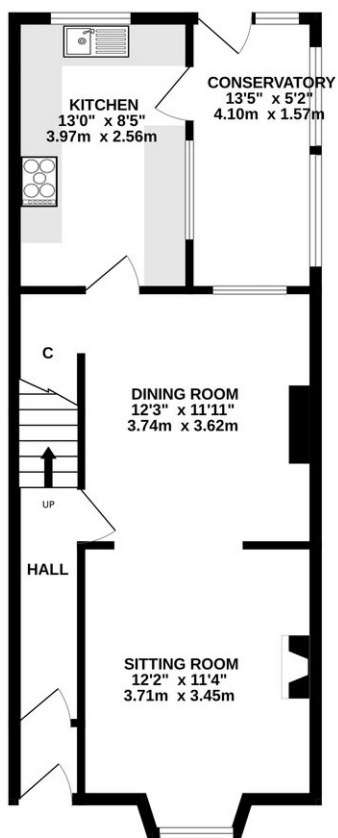
Insight

Beautifully presented and very stylish! This Victorian terraced house is set on the eastern outskirts of the city with a 140' long south-facing garden. In immaculate order the property has been sympathetically refurbished in recent years with a new kitchen, the majority of the windows replaced and an overhauled central heating system.

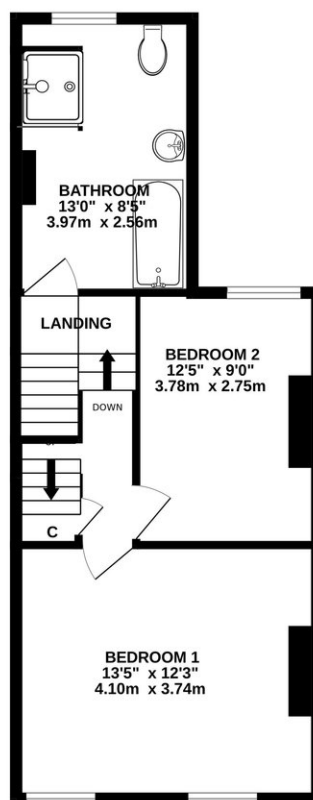
- Entrance lobby and hall with tiled floor
- Sitting room with bay window and open fireplace
- Dining room with a recessed nook area under the stairs
- Stylish kitchen with integrated Neff 5 ring gas hob, electric oven and dishwasher and spaces for washing machine, fridge freezer and tumble dryer
- Conservatory with power and light and door onto the garden
- Two first floor double bedrooms and a bathroom with separate shower
- Fully floored attic with power, light and radiator
- Low maintenance garden to the front with a beautiful 140' long south-facing garden to the rear with two areas of patio, shed and well stocked flower beds
- Unrestricted on street parking



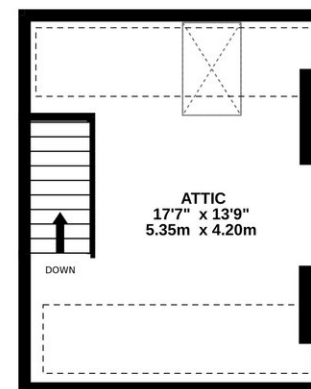
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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