



£350,000

At a glance...



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**holland
& odam**

63 Portway
Wells
Somerset
BA5 2BQ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from Wells High Street proceed into St Cuthbert Street to the very end turning right and walking past the Little Theatre. Cross the road into the Portway and at the end of the cul de sac turn left and the property can be found after 50 metres on the left with a for sale board 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



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.

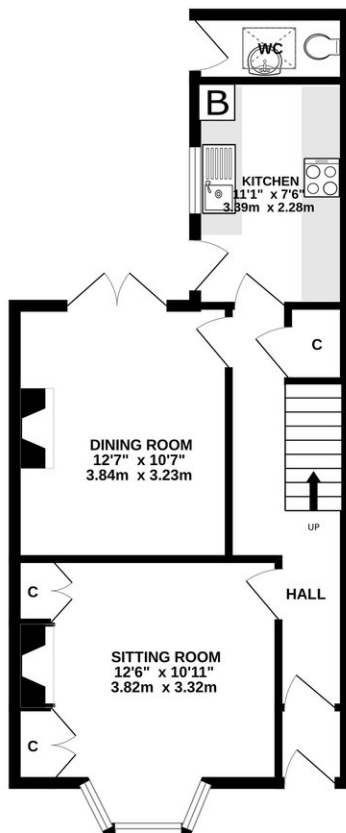
Insight

A well presented Victorian end of terrace house within a short level walk of the city centre. Offering generous accommodation over three floors the property has a south-facing rear garden with rear access. Offered for sale with no onward chain.

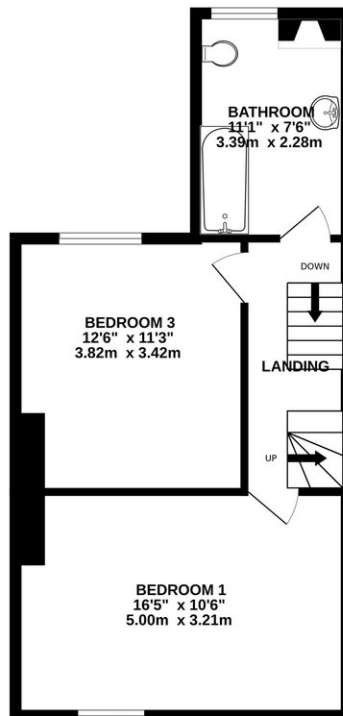
- Entrance lobby and hallway with stairs to the first floor and understairs cupboard
- Sitting room with feature fireplace (with gas fire inset), built in cupboards and shelving and varnished floorboards
- Dining room with fireplace and french doors to the rear garden
- Kitchen with door to the garden and a range of wall and base units with under unit lighting, gas hob and electric oven
- Two double bedrooms on the first floor
- Large bathroom with shower over the bath and a feature fireplace
- Enormous attic bedroom with Velux windows to the front and dormer window to the rear with views over the city and to Glastonbury Tor
- South-facing rear garden extending to 13m max x 5m max (42' x 16') with lawn and patio. Garden shed and bin store.
- Gardener's W.C. and rear access via a personnel gate
- No onward chain complications



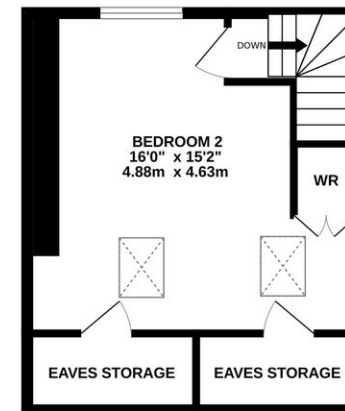
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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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