



£310,000

At a glance...



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COUNCIL
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**holland
& odam**

9 Tuddington Gardens
Wells
Somerset
BA5 2EJ

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 until reaching the Sherston roundabout. Take the third exit onto Strawberry Way and at the traffic lights turn left into Burcott Road by the Fire Station. Proceed along the road passing the shops on your left hand side and take the next turning on the right into Tuddington Gardens. The property can be found on the left hand side as the road starts to bend to the right. 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



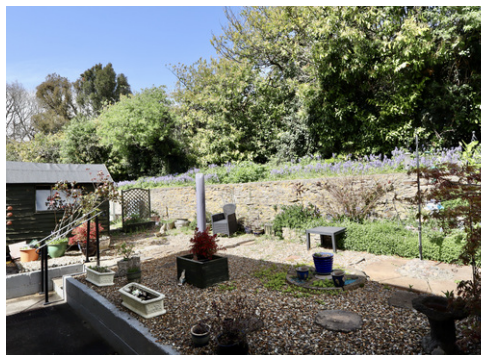
Location

Set within easy walking distance of a popular primary school and a well stocked convenience store this property enjoys a quiet position within a residential cul de sac. 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.

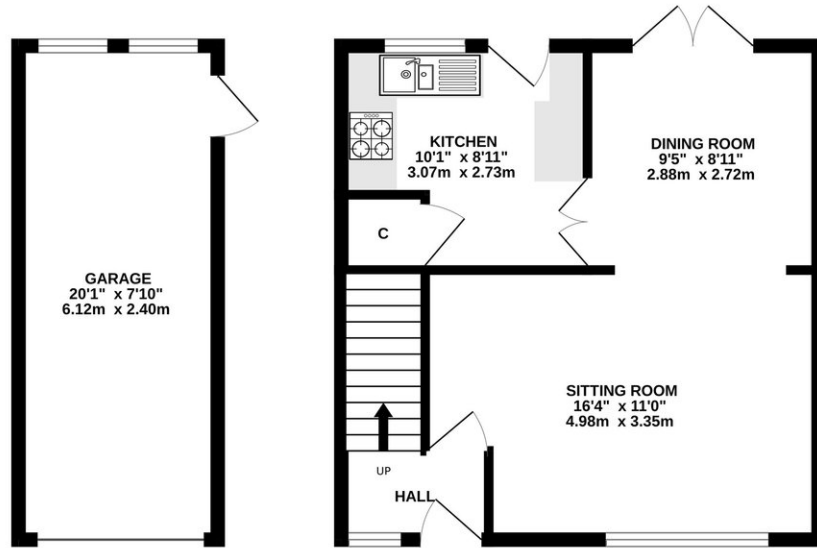
Insight

For sale for the first time since it was built in the late 1960's and offered with no onward chain. This semi-detached house has potential to extend (stpp) and has been well maintained and much loved. Large windows and a southerly aspect make this a very light and airy home. Viewing highly recommended.

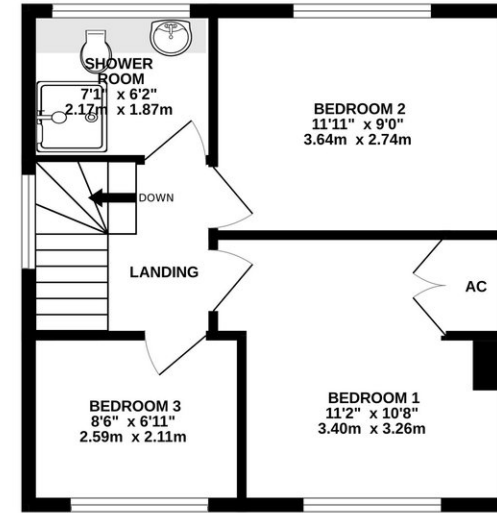
- Entrance porch with stairs to the first floor
- Sitting room with feature gas "Living Flame" fireplace
- Opening into a dining area with access to the rear garden
- Kitchen with understairs cupboard and door to the rear garden with a range of fitted units
- Three bedrooms
- Former bathroom now re-fitted as a shower room
- Double glazed windows and gas fired central heating
- Driveway and detached garage
- Garden to the front and rear with the back garden having a patio and greenhouse. Rear garden extending to 45' x 22' (13.7m x 6.7m)
- No onward chain.



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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