



£365,000

At a glance...



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**holland
& odam**

54 Keward Avenue
Wells
Somerset
BA5 1TS

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. Pass Tinknells Country Shop and take the turning right into Jocelyn Drive. Take the third turning on the right into Keward Avenue. 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

Tenure

Freehold



Location

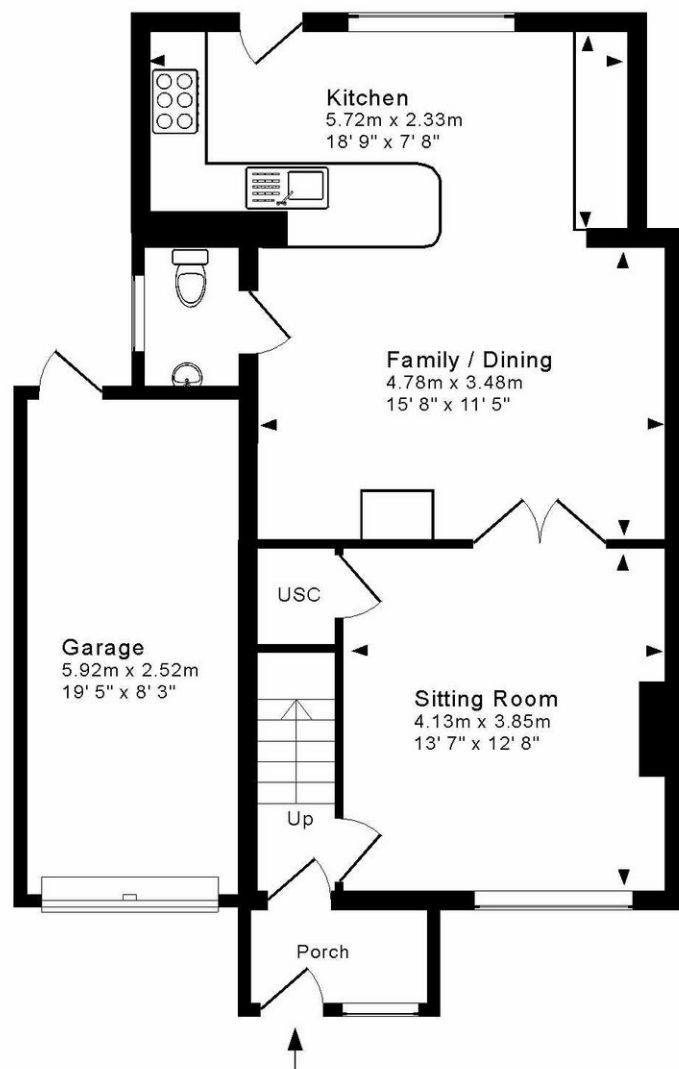
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

An extended four bedroom semi-detached property set in a popular residential area of Wells. Benefitting from having a spacious open plan kitchen / dining room with separate sitting room. Driveway parking for two cars and a garage.

- Extended ground floor accommodation creating a lovely open plan kitchen / dining room. Integrated dishwasher with space for other white goods and a cooker
- Three double bedrooms and a single room with two of the bedrooms having built in wardrobes
- Spacious sitting room with engineered oak flooring and oak fire surround
- Downstairs cloakroom
- Ample eaves storage accessed from the dormer bedroom
- Useful garden room which has light and power and is fully insulated. Presently used as a gym but could easily be used as a home office
- Attached single garage
- Enclosed rear garden
- Close to local amenities and a level walk into the City Centre

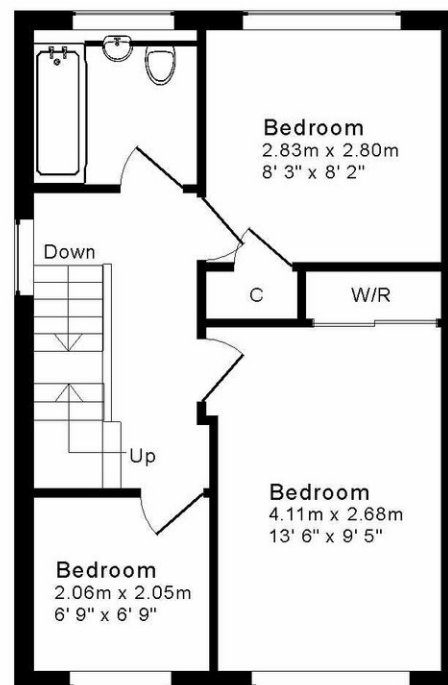




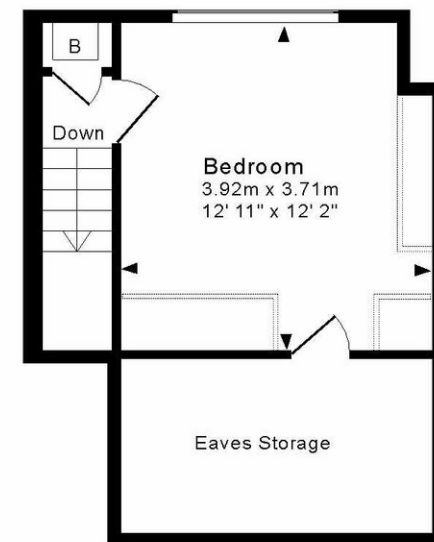
Ground Floor

For indicative purposes only.
Drawing Number : 147-0825

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First Floor



Second Floor

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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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