



£335,000

At a glance...



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**holland
& odam**

51 St. Thomas Street
Wells
Somerset
BA5 2UY

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. The property can be found half way up on the left 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

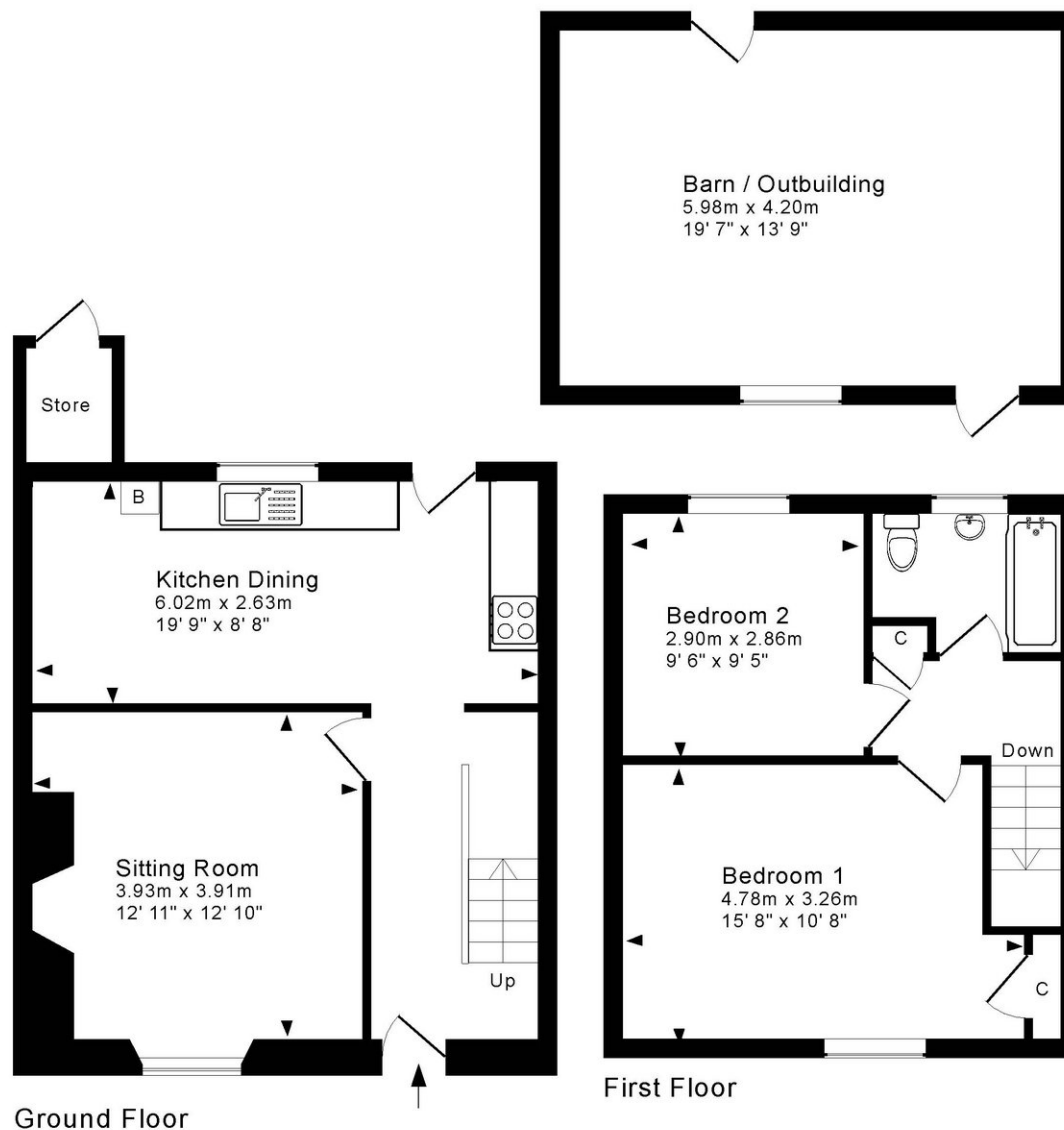
St Thomas Street is a fascinating part of the city and dates back to medieval times. Within a short walk of the Cathedral and city centre it now comprises mainly residential properties although there is a pub and a restaurant at the lower end of the street with a church at the top end with a useful garage/post office beyond within Bath Road.

Insight

A two bedroom character cottage set in the ever popular St Thomas Street. In need of updating and sympathetic modernisation, it offers huge potential as there is an outside barn which could be converted or incorporated into the main building subject to the necessary consents. Delightful, well maintained rear garden. Offered with No Onward Chain.

- Just a 400m walk to Wells Cathedral
- Spacious barn which is believed to be the original stable block. Ideal for storage or has the potential to be converted into something special STPP
- Good size kitchen / dining room with plenty of worktop space
- Sitting room with open fireplace
- Two double bedrooms and a family bathroom upstairs
- Inner paved courtyard between the house and barn
- Fabulous rear garden being approx' 26m long (85ft) x 6.2m (21ft). Mainly laid to lawn with attractive borders and a patio
- Outside store which was the original toilet
- Set in a conservation area but not a listed property





Ground Floor

For indicative purposes only.
Drawing Number : 147-0796

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