



£315,000

At a glance...



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**holland
& odam**

74 St. Thomas Street
Wells
Somerset
BA5 2UZ

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 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

Share of Freehold
Management charges TBC
Length of Lease TBC



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.

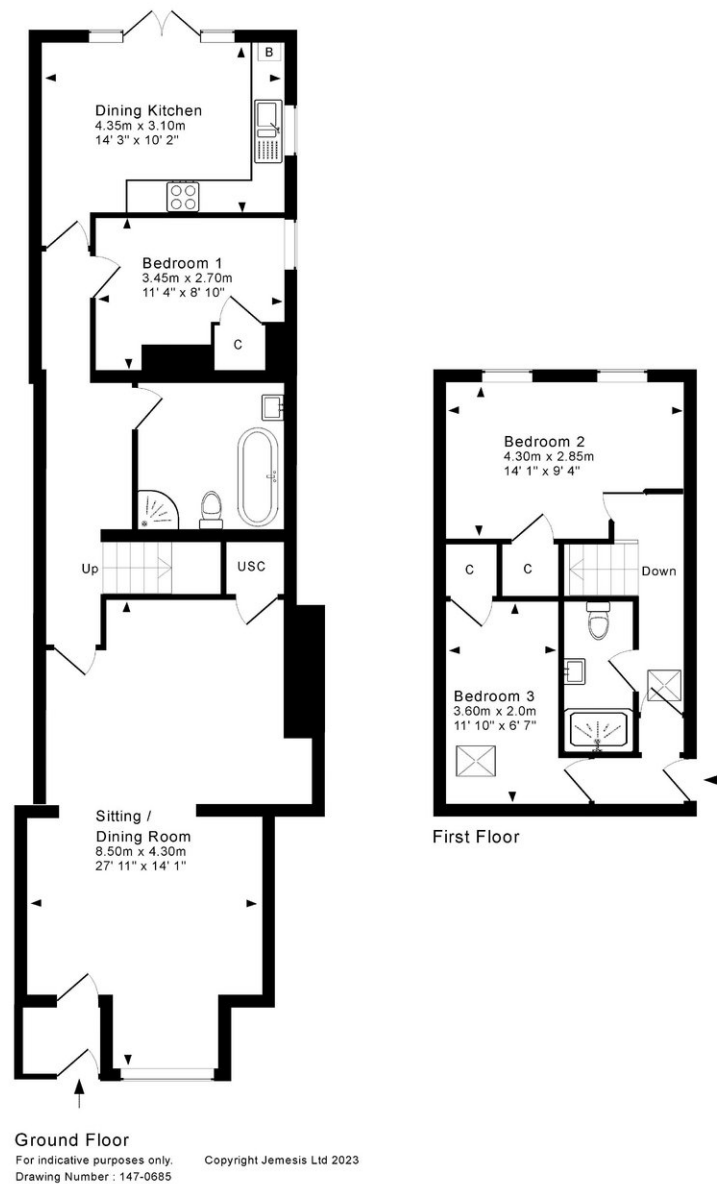
St Thomas Street is a fascinating part of the city and dates back to medieval times. Within a short walk of the Cathedral and city centre it now comprises mainly residential properties although there is a pub and a restaurant at the lower end of the street with a church at the top end with a useful garage/post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

Insight

The significant part of a mid-terraced town house divided into a number of self contained units and made up of what were originally two units. Offers the opportunity to live entirely on the ground floor if you should so choose with further accommodation on the first floor. An intriguing property that definitely needs to be viewed to be appreciated. No onward chain.

- The major part of a former townhouse split into a number of self-contained flats
- Originally two self contained units that have been combined and offering ground floor living if required
- South-facing rear garden
- Generous living room to the front divided into two areas
- Dining kitchen with access to the rear garden
- Ground floor bathroom with separate shower and a first floor shower room
- No onward chain
- Well presented and neutrally decorated





DISCLAIMER

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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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