



£325,000

At a glance...



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**holland
& odam**

27 Bignal Rand Drive
Wells
Somerset
BA5 2EU

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury. Pass the Health Centre and take the next turning right into Jocelyn Drive. Continue for approx 600m and turn right into Bignal Rand Drive The property can be found on the left hand side just before the road bears right.

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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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.

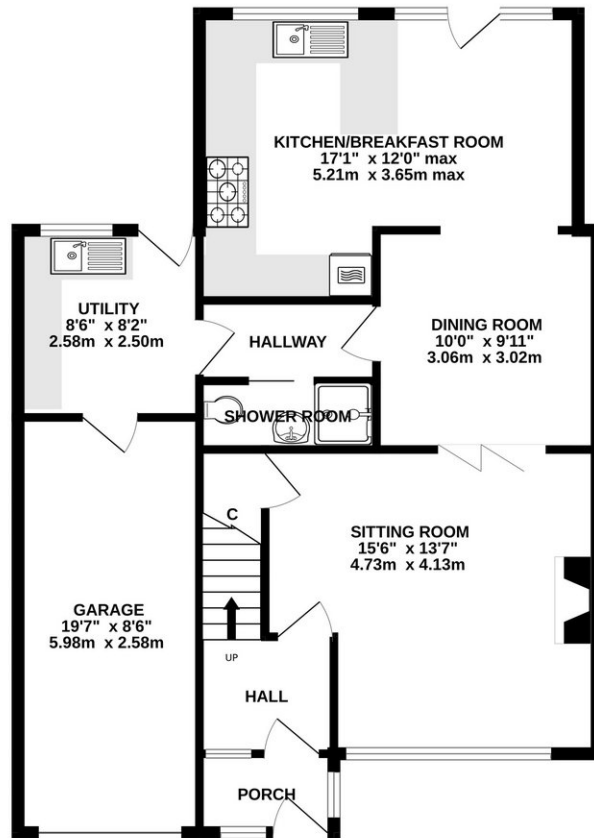
Insight

An extended three bedroom semi detached home in a popular residential area. Benefitting from a large kitchen / dining room with separate sitting room and utility room. A downstairs shower room and toilet are a great addition. Upstairs there are two generous double bedrooms and a large single. Enclosed rear garden and low maintenance front garden with driveway parking.

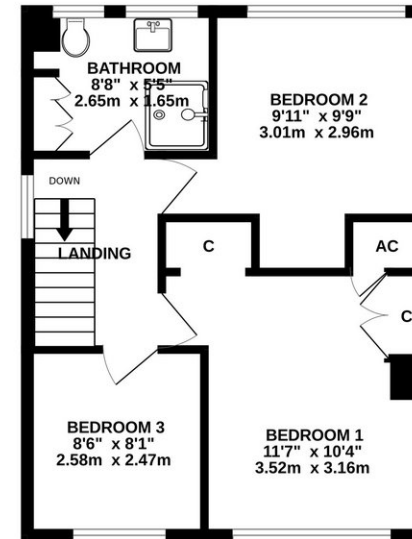
- No onward chain
- Large kitchen / dining room with breakfast bar
- Separate utility room
- Large sitting room with woodburner
- Versatile downstairs accommodation
- Entrance porch and inner hallway
- New cladding to the front with PVC fascias and soffits
- Double glazing throughout
- Close to local amenities, park and schools
- Garage and driveway parking



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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