



£375,000

At a glance...



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**holland
& odam**

13 Southview
Old Frome Road
Wells
Somerset
BA5 3DN

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre take the B3139 The Horringtons into St Thomas Street and continue into Bath Road. Turn right signed East Horrington, passing the golf course on the right. Proceed up the hill and the property can be found on the left hand side with a for sale board 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

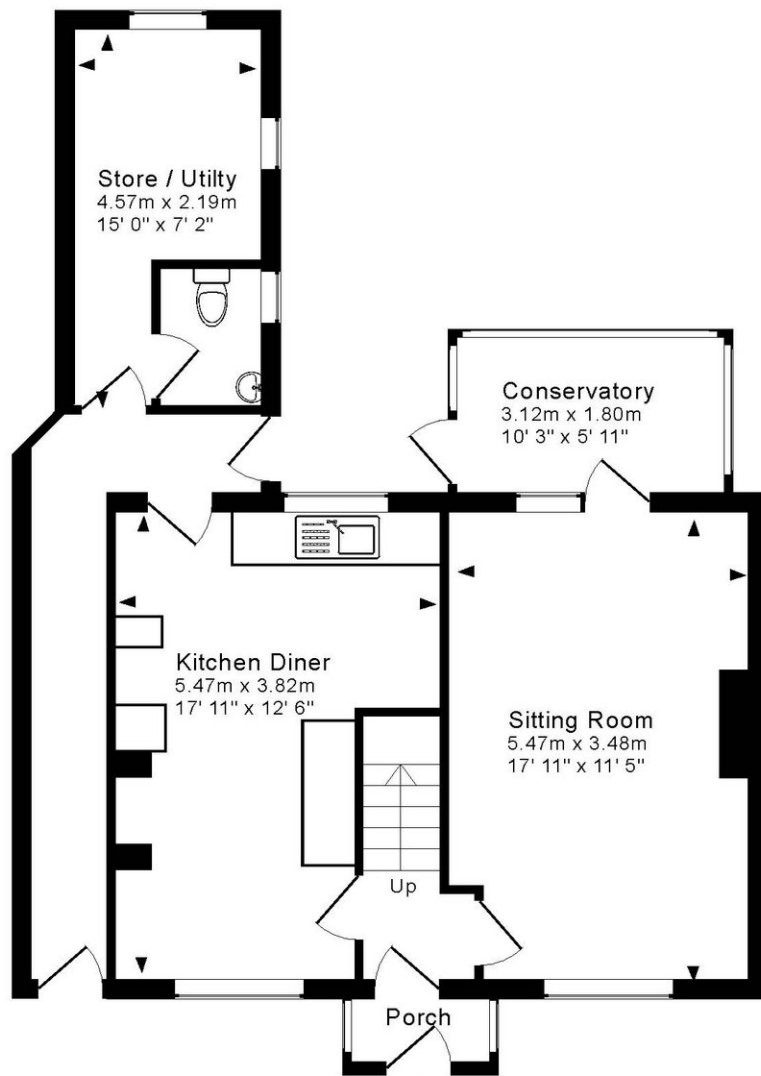
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. The property is conveniently placed for access to Bristol and Bath 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

A well presented terraced house enjoying beautiful, rural views to both the front and rear. Offering three generous bedrooms, sitting room with woodburner and a mature 70' garden to the rear. A wonderful location with breath taking views.

- Double aspect sitting room with feature fireplace with woodburning stove inset
- Double aspect kitchen diner with stylish wall and base units and wooden work surfaces
- Conservatory with radiator overlooking the rear garden
- Ground floor cloakroom and useful store/potential utility room, home office, 4th bedroom
- Three first floor bedrooms (all with lovely views)
- Shower room with full tiling
- Gas central heating and double glazing
- Cottage garden to the front and wonderful rear garden extending to c.70' (21m) with two patios, raised vegetable beds, well stocked flower borders and useful shed

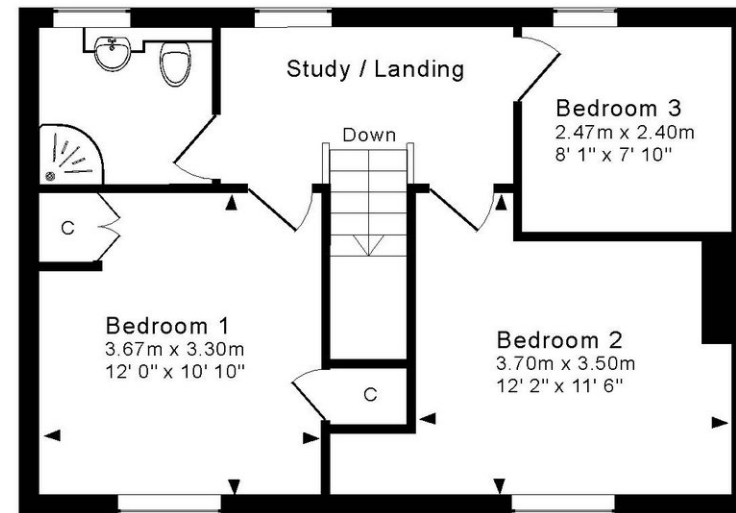




Ground Floor

For indicative purposes only.
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First Floor

DISCLAIMER

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