



£365,000

At a glance...



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**holland
& odam**

21 North Road
Wells
Somerset
BA5 2TL

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for B3139 The Horringtons into St Thomas Street. Turn left just after the church into North Road and 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

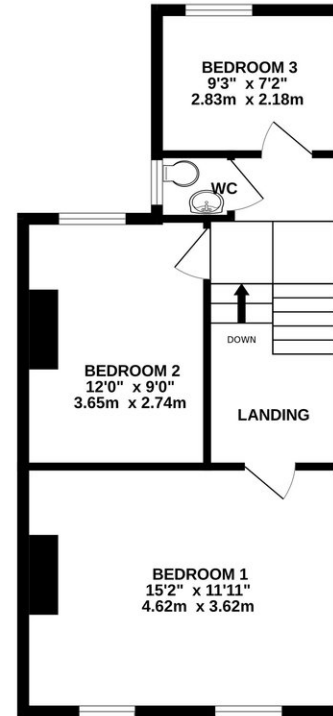
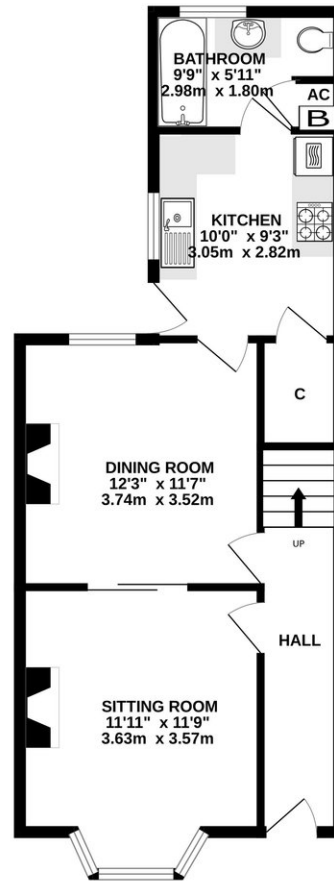
A Victorian style end terraced property set in the popular location of North Road. Benefitting from having two double bedrooms and a single with potential to convert the attic space subject to the necessary consents. The rear garden extends to over 100ft (30m) in length and gets plenty of sunshine.

- No onward chain
- Rear garden over 100ft (30m) in length
- Spacious sitting/dining room dividing by sliding doors
- Good size kitchen
- Large master bedroom with a view towards Glastonbury Tor
- Downstairs bathroom with additional toilet upstairs
- Close to nearby schools
- Potential to go up into the attic STPP
- * Agents note - To the rear there is a right of access to the neighbouring property



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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