



£185,500

At a glance...



3



1



1



EPC

C



COUNCIL
TAX

B

**holland
& odam**

2 Barley Close
Wells
Somerset
BA5 2ED

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road. Take the next left into Barley Close and follow the road round to the right 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 (not tested).

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

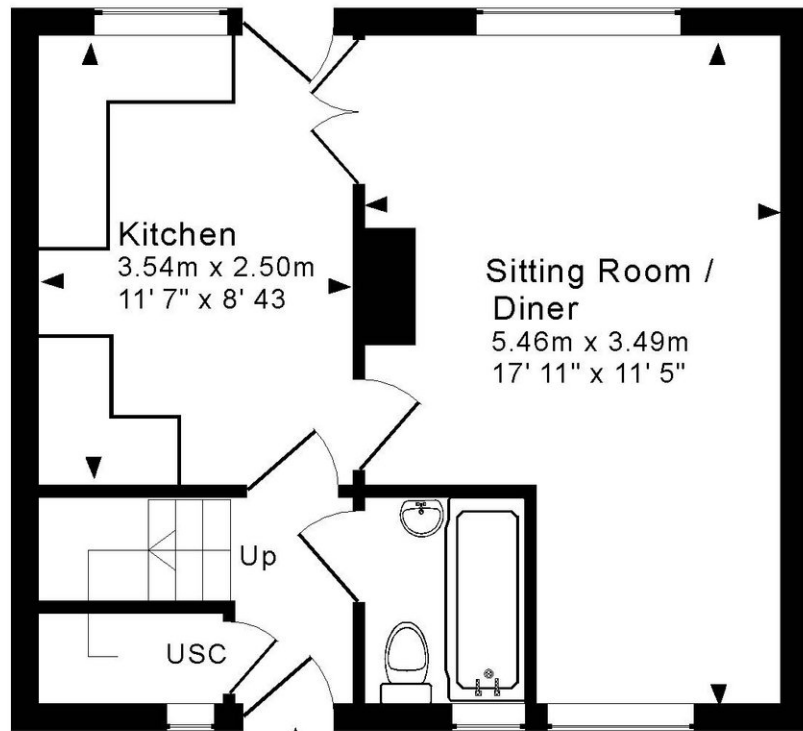
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 great opportunity to buy a three bedroom house in need of updating and improvement. With scope to create parking to the front and a 60' rear garden. Easy reach of the city centre. No onward chain. Great first time purchase or investment buy.

- Entrance hall with understairs cupboard and ground floor bathroom
- Double aspect sitting room
- Basic kitchen with door onto the rear garden
- 3 generous bedrooms
- Gas fired central heating and double glazing
- Scope to create parking to the the front (subject to the necessary permission)
- 60' long rear garden with useful store building
- Easy, level walk into the city centre
- No onward chain
- Great opportunity to put your stamp onto this blank canvas

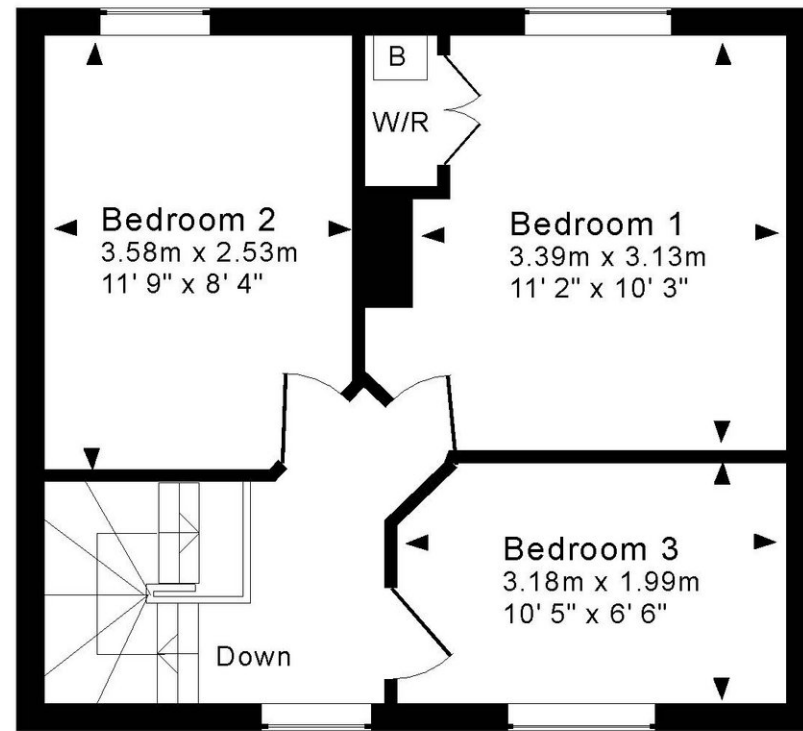




Ground Floor

For indicative purposes only.
Drawing Number : 147-0760

Copyright Jemesis Ltd 2024



First Floor

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.