





£250,000

To View:

Holland & Odam  
55, High Street, Wells, Somerset BA5  
2AE

01749 671020  
wells@hollandandodam.co.uk



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Energy  
Rating **B**

Council Tax Band  
C

**Services**

Gas Central Heating  
All mains services

**Local Authority**

Mendip District Council  
0300 3038588  
mendip.gov.uk

**Tenure**

Freehold  
Management charge circa  
£310 per annum



## 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.

## Description

Set on the popular Crest Nicholson site on the southern edge of the city and within easy walking distance of the city centre. Enjoying a south-facing rear garden and off road parking. A low maintenance and high efficiency property ideal for first time buyers, down sizers or those wanting a "lock up and leave".

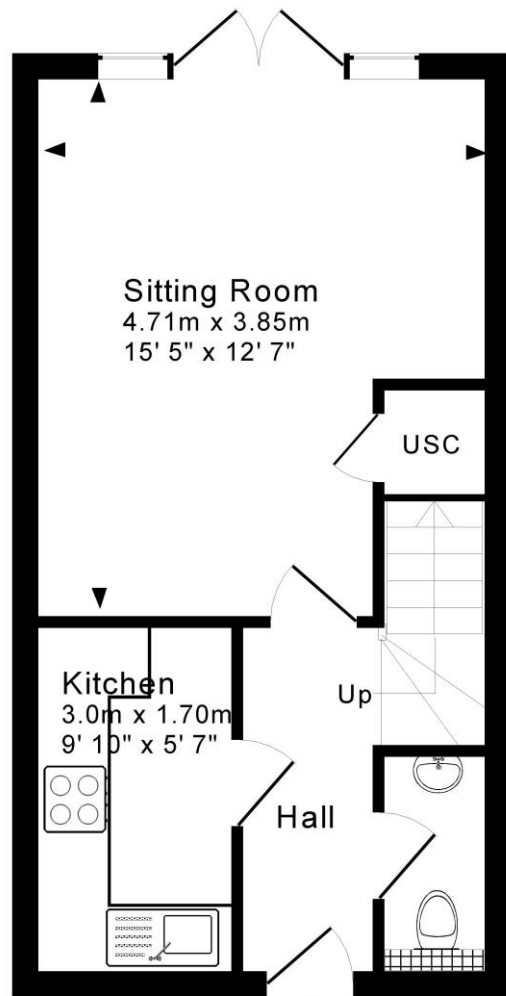
A composite door opens into a hall way with stairs to the first floor and a cloakroom with W.C. and wash hand basin to the right. On the left is a kitchen with wall and base units with under unit lighting, space for fridge freezer and plumbing for washing machine, integrated gas hob and electric oven with recirculating hood above. To the rear of the property is the sitting room with dining area which has a useful understairs cupboard and french doors out onto the rear garden. There are television and telephone points in this room. On the first floor there are two double bedrooms (one with a built-in cupboard containing a gas fired combination boiler supplying central heating and hot water) and a bathroom with thermostatic shower over the bath.

To the front there are flower beds either side of the front door. The garden to the rear is paved and measures 26' 10" x 13'11" (8.191m x 4.239m) and is bounded by panel fencing. Garden shed. Water butt. Water tap. Gate leading to an allocated parking space for one car and approached via an archway just beyond the property.

## Directions

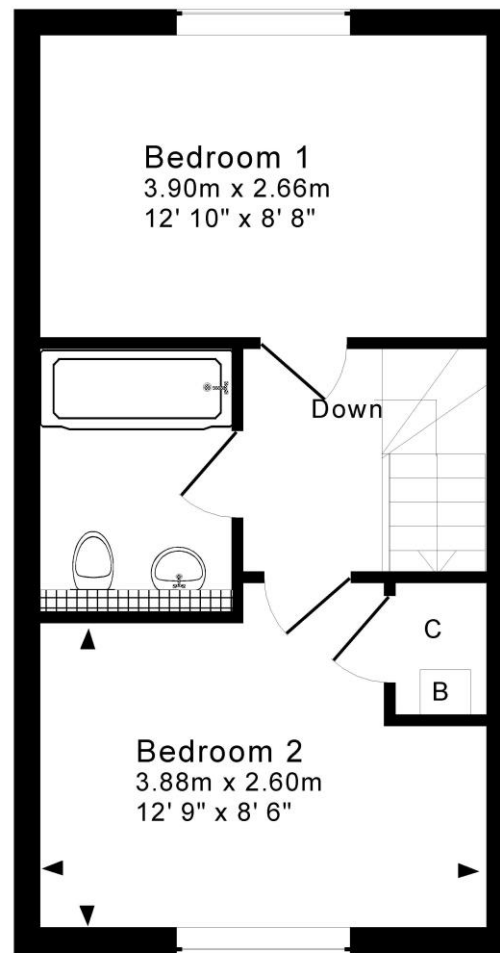
From Wells High Street follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit. Take the first turning left into Wand Road and the follow the road bearing to the left. The property can be found on the right hand side.





### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0684



### First Floor

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