



£310,000

*At a glance...*



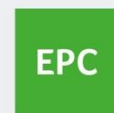
3



1



3



EPC

C



COUNCIL TAX

D

**holland  
& odam**

2 St. Andrews Mews  
Wells  
Somerset  
BA5 2LB

**TO VIEW**  
55 High Street, Wells,  
Somerset BA5 2AE  
**01749 671020**  
[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells High Street proceed into Broad Street and into Priory Road. Turn right at the former Regal Cinema junction into Princes Road. Pass Wells film Centre and Tesco's supermarket on the left and at the traffic lights turn left into Tucker Street. Take the second turning left into West Street and follow the road into the development. The property can be found on the left 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

Service Charge currently £250 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. 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.

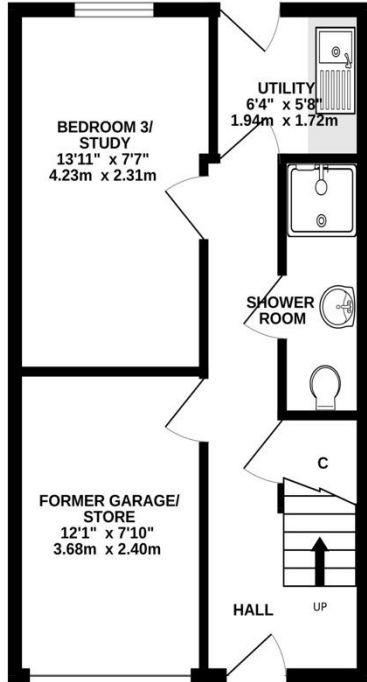
## Insight

A modern townhouse arranged over three floors with off-road parking and a good sized, south-facing garden to the rear. Offering flexible accommodation this could suit a family or a couple and is within easy reach of Wells city centre. Definitely one to view!

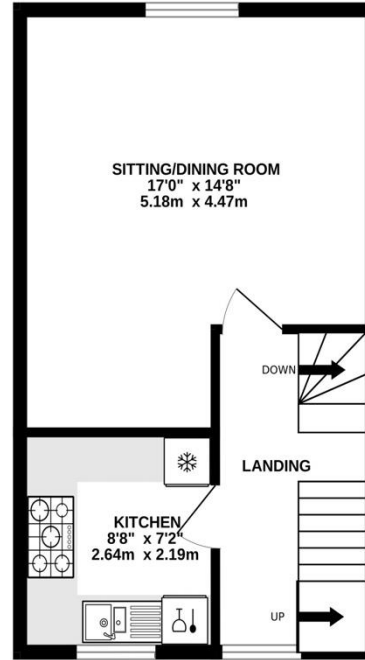
- Entrance hall with access to the former garage/store
- Utility room opening onto the garden
- Ground floor double bedroom/study with an adjacent shower room
- First floor with well appointed kitchen with integrated appliances (refitted by the present owners) and generous sitting room/diner
- Second floor with two double bedrooms (one with en suite shower room) and a family bathroom
- Gas fired central heating
- UPVC double glazing
- South-facing garden with shed and designed for easy maintenance. Extending to 12.3m x 6.3m (40' x 20'6) and rear access gate
- Former garage/store with off road parking to the front
- Quiet location within level walk of the city centre



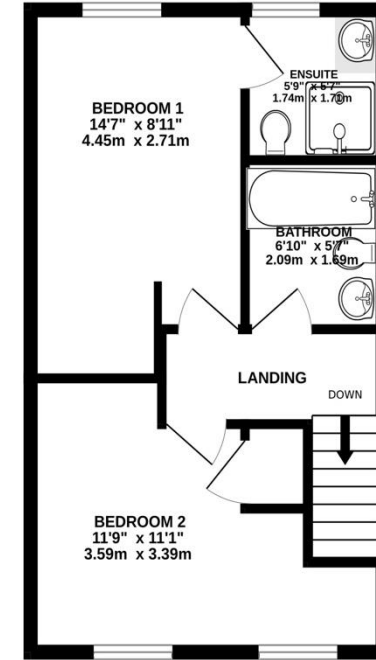
GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



FIRST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



SECOND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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.  
Made with Metropix ©2023

**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.