



Guide Price
£395,000

At a glance...



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**holland
& odam**

19 Rowdens Road
Wells
Somerset
BA5 1TU

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston Inn roundabout turn left along East Somerset Way and take the first turning right into Rowdens Road. Number 19 can be found on the right hand side.

Services

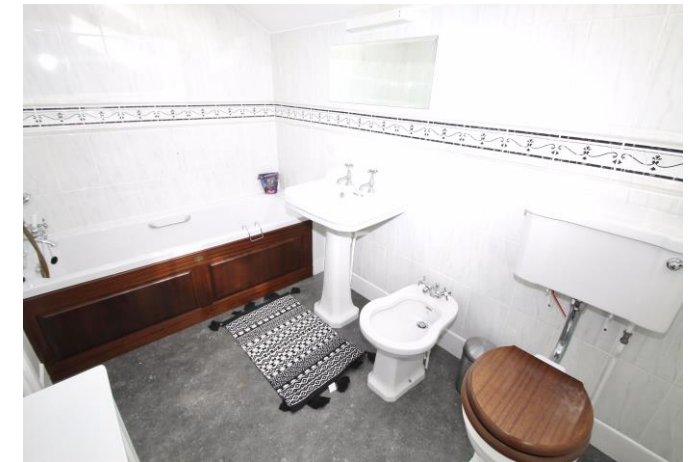
Mains electricity, gas, water and drainage are connected. Gas central heating system.

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 well presented Victorian property in a popular residential location. Having three double bedrooms and spacious living accommodation along with a generous kitchen. There is a large covered area incorporating a handy utility space with rear access and off road parking at the back. The master bedroom has fitted wardrobes and south facing views. A large bathroom and downstairs shower room make this a desirable family home. Offered for sale with no onward chain.

- Well presented Victorian property
- Off road parking
- Garage for small car
- Three double bedrooms
- Utility room
- Newly paved patio and fencing to the front
- Large sitting/dining room with stylish woodburner
- Attic room with eaves storage
- Close to local supermarket
- Countryside walks nearby





DISCLAIMER

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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.

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