





£325,000

To View:

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

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wells@hollandandodam.co.uk



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Energy
Rating **D**

Council Tax Band
C



Services

Gas Central Heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.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. 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

A pretty semi-detached cottage that has been significantly refurbished in recent years with a real eye to detail. Set in a desirable area with the unusual benefit of both garden and garage. Lots of character and within an easy walk of the city centre. Offered for sale with no onward chain and most definitely one to be viewed.

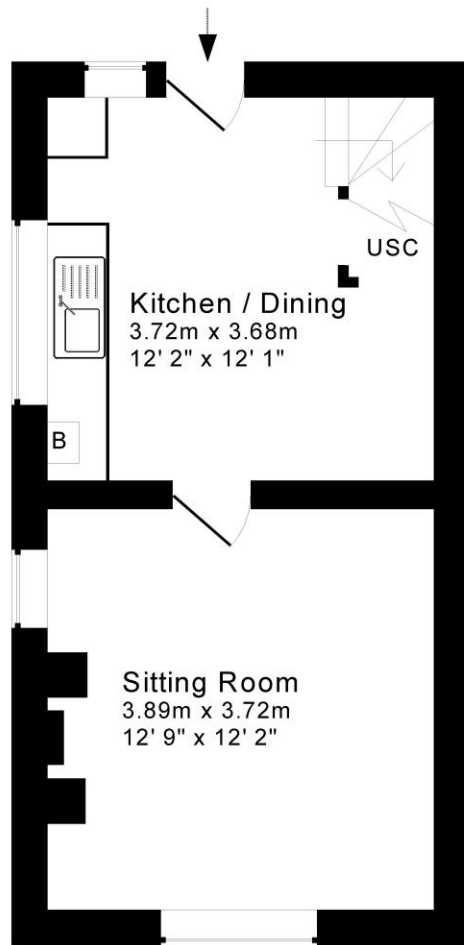
The property is accessed via the kitchen diner. This room enjoys a double aspect with stairs to the first floor and a range of base units with plumbing for washing machine and dishwasher. There is plenty of room for a dining table and it enjoys a view onto the rear garden. At the front of the property is the sitting room which also enjoys a double aspect and a feature fireplace with a wood burning stove. A really lovely, cosy room with a south facing window onto North Road. On the first floor there is a generous bedroom at the front of the property with a built-in double wardrobe and to the rear is a flexible space providing a second bedroom/study or dressing room, the previous owner took down the partitioned wall to create an open plan area which could be reinstated. This room also has a wardrobe/cupboard with a double hanging rail and overlooks the garden. The bathroom has a bath with a thermostatic shower over the bath as well as a towel radiator. Double glazed windows throughout and gas fired central heating via a Vaillant combination boiler.

At the front of the property is a gravelled border with space for pots. To the side of the property is a driveway shared with two other properties which leads to a block of three garages with the property owning the middle garage (6.18m x 2.67m - 20' x 8'7") with a new roller door. The garden to the rear is mainly paved and extends to 6.76m x 4m - 22' x 13'. There are well stocked flower beds to the sides with willow fencing to the east and wooden fencing to the west. At the end of the garden is a useful store/outbuilding with potential to be used as a home office or studio (2.9m x 1.76m - 9'5 x 5'7"). Power and light with window to the side and doors into both the garden and the drive.

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.

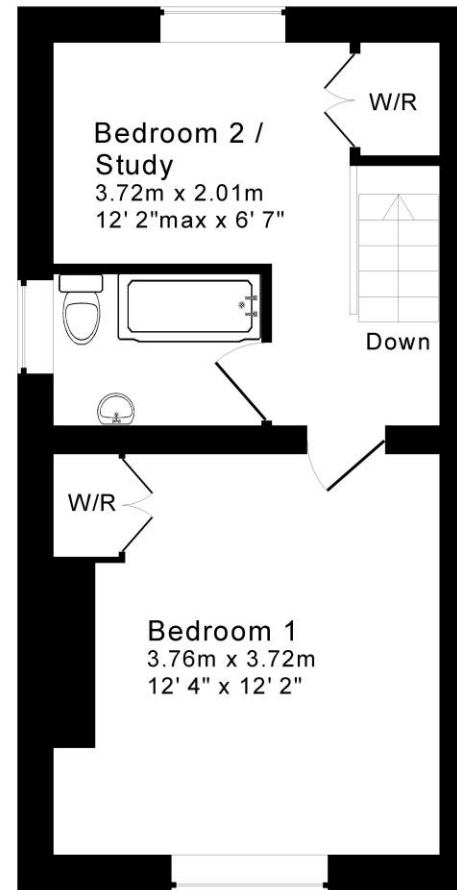




Ground Floor

For indicative purposes only.

Drawing Number : 147-0662



First Floor

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