



£250,000

*At a glance...*



2



1



1



EPC

C



COUNCIL  
TAX

C

**holland  
& odam**

4 Lethbridge Road  
Wells  
Somerset  
BA5 2FD

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the first turning right into Charter Way and right again into Lethbridge Road. The property can be found on the right hand side with a for sale board displayed.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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 modern semi-detached house with a generous sitting room and dining kitchen. Set on the west side of Wells with driveway parking and a south east-facing rear garden. Offered for sale with no onward chain. Viewing highly recommended.


 No onward chain! Great first time buy, buy to let or perhaps a downsize

 Good sized sitting room with stairs to the first floor


 Dining kitchen with a range of wall and base units and access into a useful lean-to sun lounge/store

 Two double bedrooms (one with airing cupboard)

 Recently re-fitted bathroom with shower over the bath

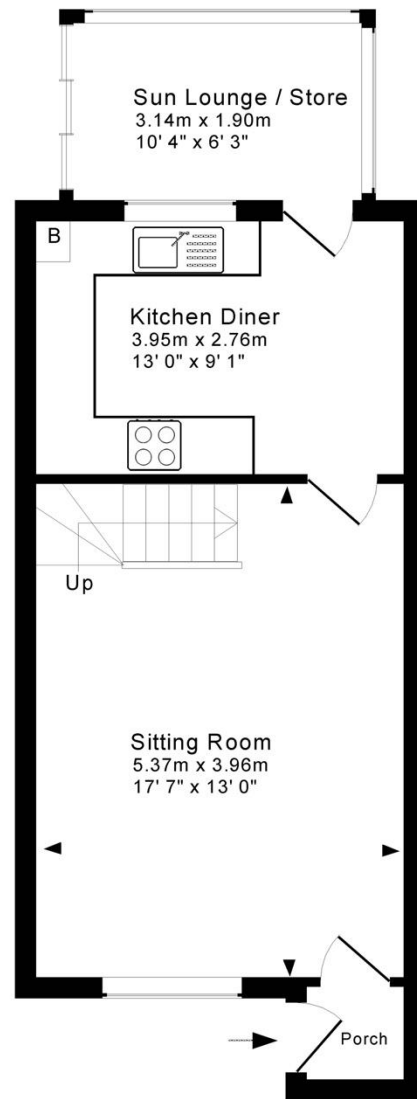
 Gas fired central heating and double glazed windows (excluding the sun lounge)

 South-east facing rear garden extending to 9.4m x 6.9m (30' x 22'6").

 Driveway parking with space for 2 cars in tandem

 Easy walk into the city centre

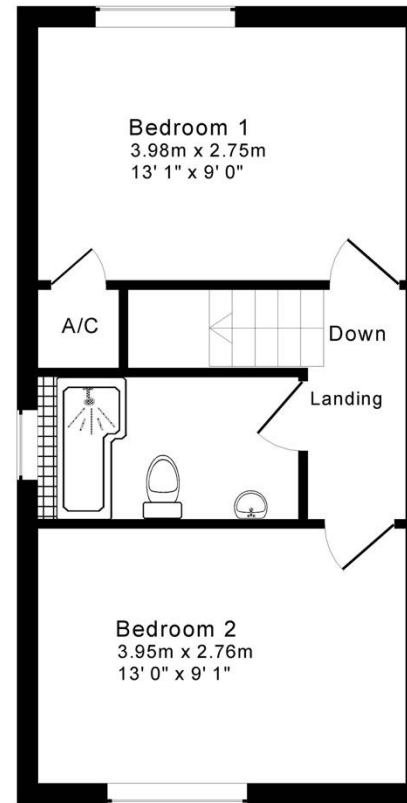




**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0705

Copyright Jemesis Ltd 2023



**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.