



£445,000

At a glance...



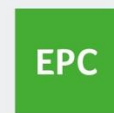
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**holland
& odam**

76 Bath Road
Wells
Somerset
BA5 3LJ

TO VIEW

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Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road. The property can be found on the right hand side just after the turning to Kings Castle Road 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

Tenure

Freehold



Location

Situated on the eastern outskirts of the city. 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.

Insight

An extremely well presented Victorian property which has been vastly improved by the present owners. Offering two reception rooms, kitchen and separate utility room. Upstairs there are two double bedrooms and stylish bathroom while the top floor offers two further bedrooms. Well kept gardens to the rear with a southerly aspect.

- Extremely well presented and maintained throughout
- Period features including original style tiled hallway
- Off road parking with scope to create more subject to the necessary consents
- Private south facing rear garden with summerhouse. Extending to approx' 15m x 6m from the back of the property
- Utility room and downstairs cloakroom
- Large bathroom with separate shower cubicle
- Generous master bedroom with ample room for additional wardrobes
- Popular Bath side of town
- Easy access to nearby countryside walks and Golf Club
- Resin driveway which extends around the side and rear of the house





Ground Floor

For indicative purposes only.
Drawing Number : 147-0725

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DISCLAIMER

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