



£530,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

9 Godwin Close  
Wells  
Somerset  
BA5 1FU

**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 follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit passing Tincknells Country Store. Take the second turning left into Knight Road and then the second turning on the right signposted Godwin Close. The property is on the right at the far end.

## 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  
Estate/Management Charges £200 p.a.



## Location

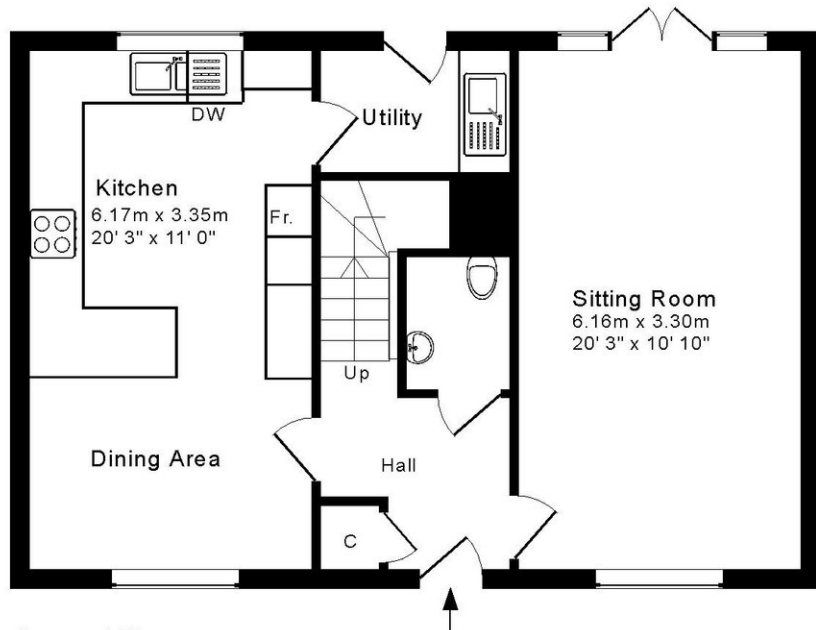
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 detached house built by Crest Nicholson in 2019 (with the remainder of a 10 year NHBC) and within a level walk of the city centre. Set on the edge of this popular development with views over a landscaped green space with no opposite neighbours. Good sized rear garden with plenty of privacy and sun and south-facing windows to the front making this a very light and airy property.

- In immaculate order throughout.
- Large double aspect dining kitchen with integrated appliances with utility room off
- Double aspect sitting room with doors onto the rear garden
- Master bedroom with en suite shower room
- Three further generous bedrooms and a family bathroom
- Garage and parking
- Rear garden 12m x 8.7m (39' x 28'5) with large patio and pergola, water and lighting
- Overlooking a very pleasant landscaped area to the front with no opposite neighbours
- Easy, level walk into the city centre
- Set at the end of a no through road in a tranquil setting

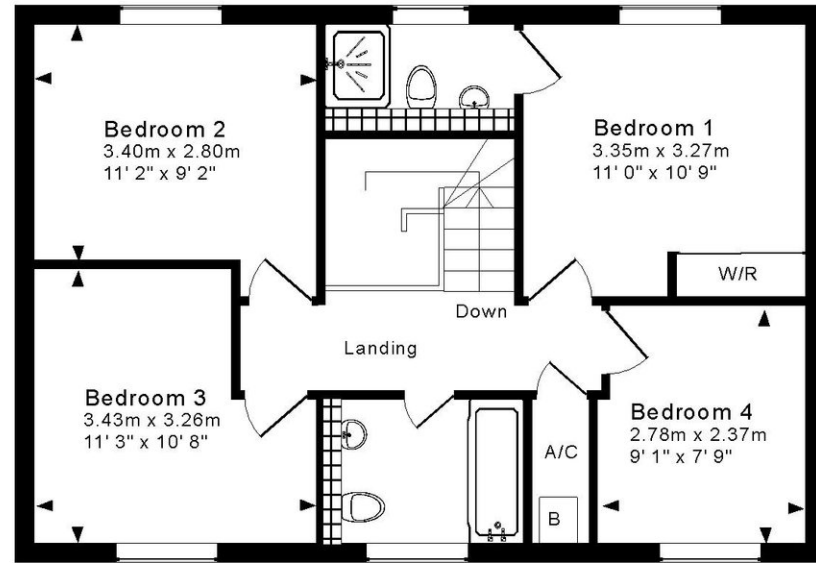




**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0742

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**First Floor**

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