



£295,000

At a glance...



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**holland
& odam**

6 Hervey Road
Wells
Somerset
BA5 3JD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow the signs for The Horringtons B3139 into St Thomas Street and Bath Road. Pass the turning to Hawkers Lane on the left and the Garage on the right and then take the next left into Churchill Avenue. Take the next right into Hervey Road and the property can be found on the left 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. Hervey Road is convenient for Stoberry Primary School or Horrington Primary school. It also within a short walk of the well stocked Budgens garage/post office on Bath Road.

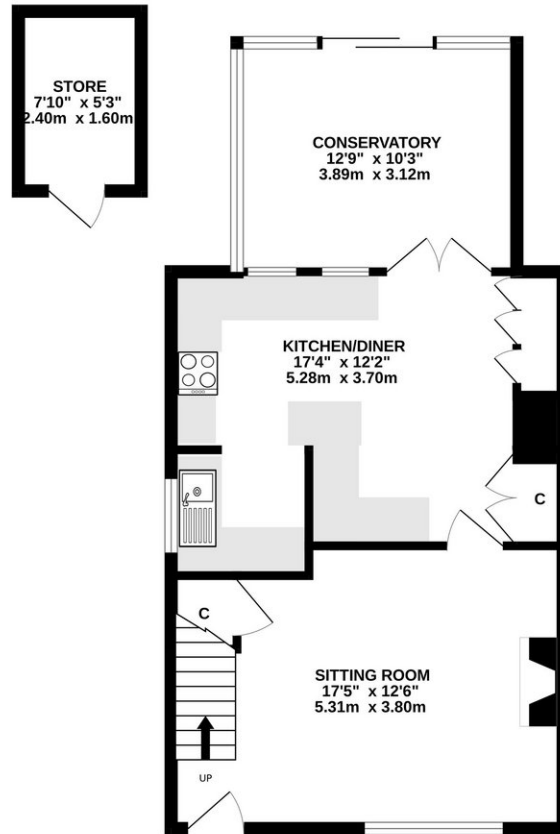
Insight

A well presented three bedroom semi detached house being offered with No Onward Chain. Benefitting from having low maintenance front and rear gardens and off road driveway parking along with a carport.

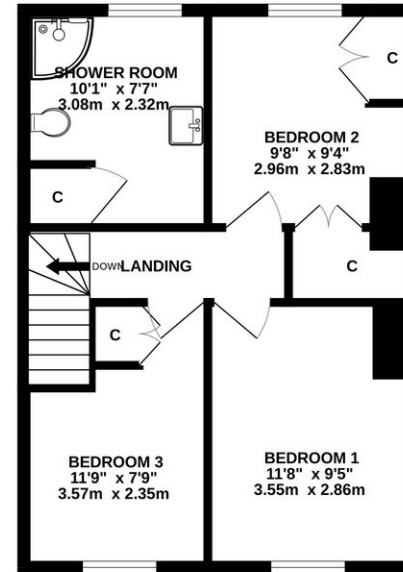
- No onward chain
- Two double bedrooms, one with built in storage along with a single bedroom with a built in cupboard
- Generous kitchen dining room with ample storage and a good range of wall and base units. Space for a cooker, fridge freezer, washing machine and a dishwasher.
- Good size sitting room
- Conservatory with patio doors leading out onto the low maintenance rear garden
- New bathroom, carpets and radiators in recent years
- Useful outdoor store
- Carport and driveway parking



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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