



£199,950

*At a glance...*



1



1



1

EPC

D



B

**holland  
& odam**

29 Sheldon Drive  
Wells  
Somerset  
BA5 2HB

**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 for Glastonbury A39. Upon reaching the Sherston Roundabout, turn right into Strawberry Way. Take the next turning left into Sheldon Drive. 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](http://somerset.gov.uk)

## Tenure

Freehold





## Location

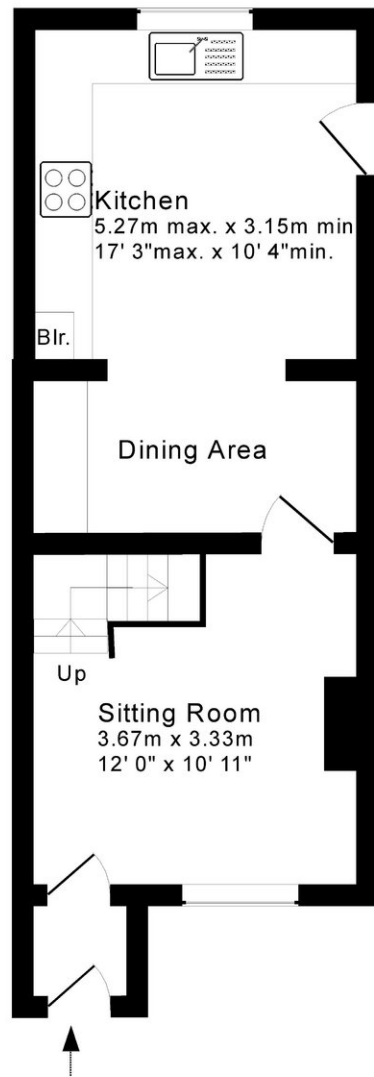
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

An extended one bedroom house presented in good order boasting a spacious kitchen / dining room. Having been improved during the present vendors ownership with a new boiler being installed last year, new carpets and a new patio to the rear. Being offered with no onward chain.

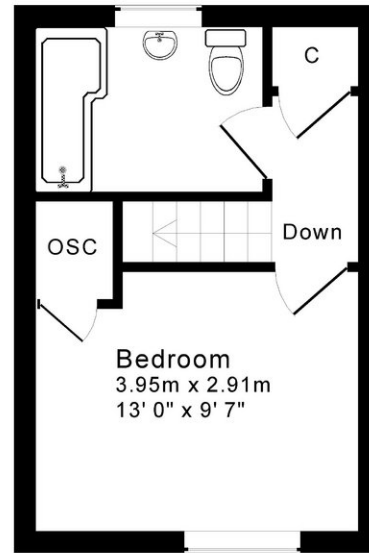
- No onward chain.
- Large kitchen / dining room with tiled floor and door leading out to the new patio.
- Kitchen has space for a large fridge / freezer along with an integrated double oven, gas hob and extractor hood.
- One double bedroom with a storage cupboard.
- Close to Wells City Centre and local amenities.
- Allocated parking space
- Good local schools nearby





**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0570



**First Floor**

Copyright Jemesis Ltd 2021

**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.