



£475,000

At a glance...



4



3



3



EPC

C



COUNCIL
TAX

D

**holland
& odam**

61 Bekynton Avenue
WELLS
Somerset
BA5 3NG

TO VIEW

55 High Street, Wells,
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 and pass the Esso shop and garage. Continue along the Bath Road and take the second turning on the right into Bedford Road, proceed to the end of Bedford Road then turn right. Keep going almost to the end of Bekynton Avenue where the property can be found on the left 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

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.

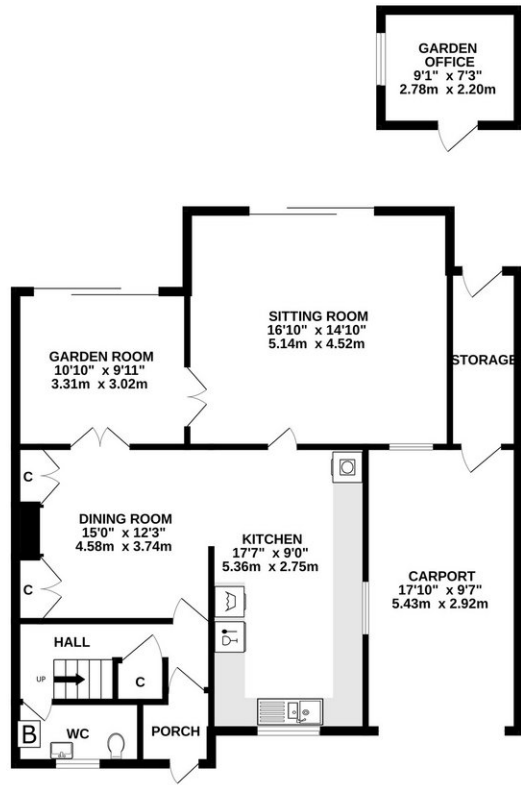
Insight

Set on the popular East side of Wells is this extended four bedroom property offering flexible accommodation. The downstairs area is spacious with a large kitchen / dining room and a generous sitting room able to take large furniture without compromise. Upstairs offers two double bedrooms with views towards Tor woods and a further single bedroom. The attic conversion creates another ensuite bedroom. Ample parking to the front and sunny rear garden to the rear.

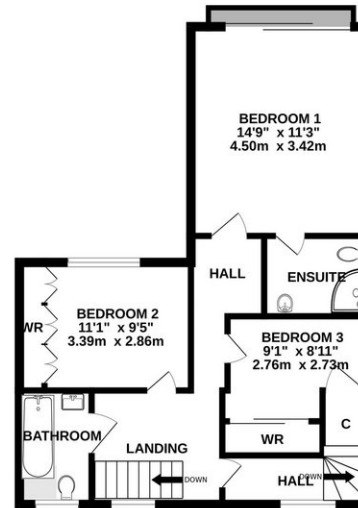
- No onward chain
- Versatile accommodation with a large kitchen / dining room
- Two further reception rooms, both with patio doors leading into the garden
- Large principle bedroom with ensuite, Juliette balcony and stunning outlook
- Lovely views towards Tor Woods and with countryside walks on the doorstep
- Truespeed Superfast broadband connection
- Carport and ample parking
- Attic conversion creating a further bedroom and second ensuite
- Plenty of storage cupboards and additional eaves in the attic conversion



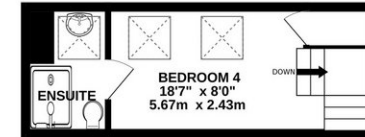
GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.8 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.
Made with Metropix ©2024

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.