

£300,000

At a glance...



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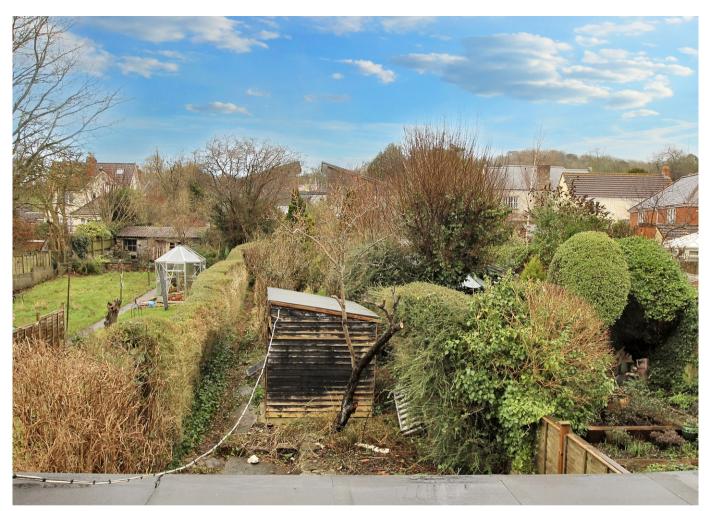
37 North Road Wells Somerset BA5 2TL

#### **TO VIEW**

55 High Street, Wells, Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



## **Directions**

From Wells city centre follow signs for B3139 The Horringtons into St Thomas Street. Turn left just after the church into North Road and the property can be found on the right 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.

# Insight

A mid-terraced Victorian cottage set on a popular road within a short walk of the city centre. With a garden of over 125' long (38m) (estimated) this is a great opportunity to update and improve a character property. Scope for a roof conversion (stpp).

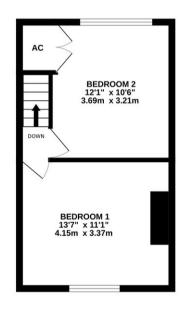
- Through living room with gas fire (back boiler supplying central heating and hot water) and a feature former fireplace
- Kitchen with door onto the rear garden
- Ground floor bathroom
- Two double bedrooms on the first floor with views
- Scope for a roof conversion (stpp)
- Enclosed front garden and long garden to the rear that has in the past been a very productive vegetable garden
- In need of updating and improvement
- Offered for sale with no onward chain complications











#### TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of does, windows, comma and any other tiems are approximate and no responsibility is taken for any error, measurements. The services, systems and applicants shown have not been tested and no guarantee as to their operability or efficiency can be given. Adde with Metopock, 2024.

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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.

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