



£285,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

37 North Road  
Wells  
Somerset  
BA5 2TL

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto: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](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.

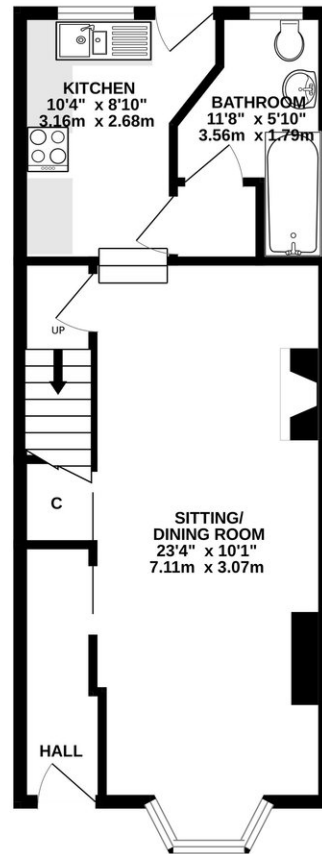
## Insight

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).

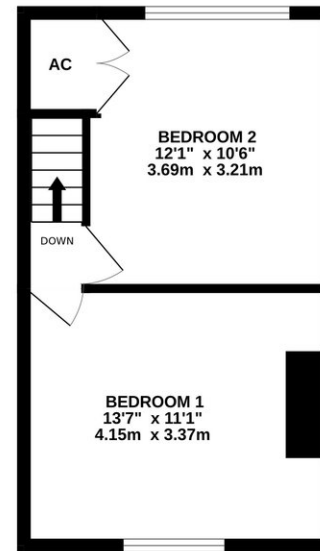
- Through living room with gas fire (back boiler supplying central heating and hot water) and a feature former fireplace
- Kitchen with door onto the rear garden
- Ground floor bathroom
- Two double bedrooms on the first floor with views
- Scope for a roof conversion (stpp)
- Enclosed front garden and 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



GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



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 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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