



£265,000

At a glance...



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**holland
& odam**

111 Welsford Avenue
Wells
Somerset
BA5 2HZ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Take the second turning left into Blake Road and then right into Welsford Avenue. The property can be found on the left hand side with a for sale board displayed.

Services

Mains electricity, water and drainage are connected. Mains gas to the property but not currently connected. Night storage heating.

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.

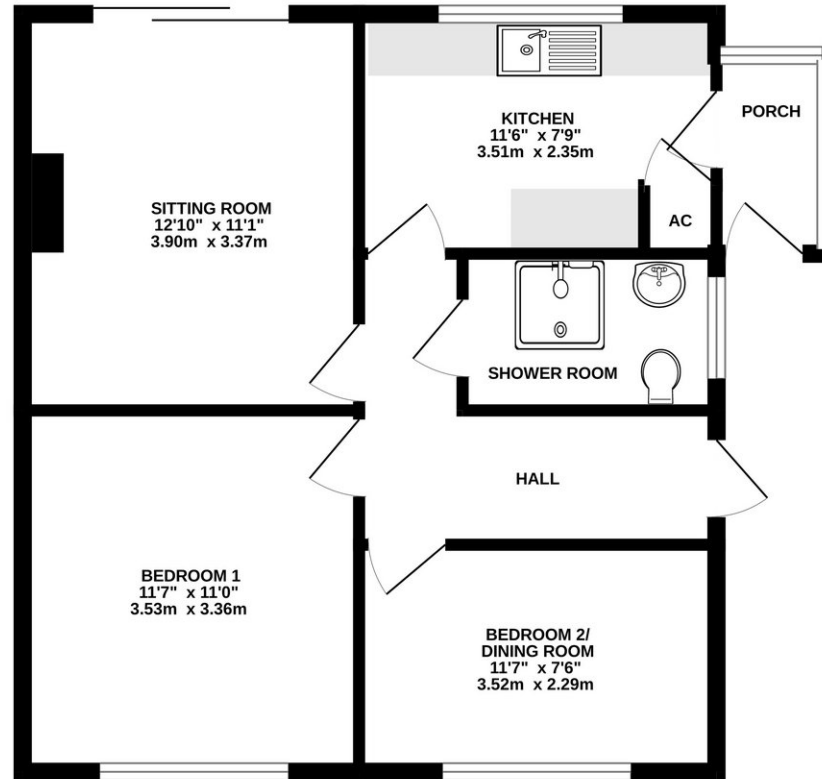
Insight

A semi-detached bungalow in need of modernisation and offered for sale with no onward chain. Set in a lovely, established garden there is parking on the driveway and scope to extend the property (stpp).

- Masses of scope to modernise and extend (stpp)
- Entrance hall with access to roof space. N.B. Spray foam insulated roof
- Sitting room with open fireplace and doors onto the rear garden
- Kitchen with views over the rear garden with a useful side porch
- Two bedrooms (one of which has been used as a dining room)
- Bathroom (now fitted as a shower room)
- Established and well stocked garden to the front and rear with nature pond, greenhouse and large shed
- Off road parking on the driveway
- Level walk into the city centre
- No onward chain



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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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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