





£585,000

To View:

Holland & Odam
55, High Street, Wells, Somerset

BA5 2AE

01749 671020
wells@hollandandodam.co.uk



3



1



1

Energy
Rating **D**



Council Tax Band
E



Services

Gas Central Heating
All main services

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold

Directions

From Wells city centre follow signs for the B3139 The Horringtons into the Liberty. Turn left into College Road as the road bears to the right and at the T-junction go straight ahead into College Road and then take the first turning right into the service road. The property can be found on the right hand side

Description

A deceptively spacious three double bedroom property in a sought after location. Offering potential to extend into the vast attic space (STPP) and off road parking. Ample living space and level gardens and just a 5 minute walk from the City centre.

Entering via a storm porch which leads into the generous hallway. The sitting room is extremely spacious and has a view over the front garden. There is ample room for sofas and armchairs or even a dining table at the far end if desired. A glass door leads into the kitchen which has a range of wall and base units. There is an integrated double oven with electric hob along with a fridge freezer and dishwasher in situ. The kitchen has a rear view over the lovely back garden. From the kitchen is access to the utility room which has plumbing for a washing machine and space for a tumble dryer while another door leads to a cloakroom with toilet and wash handbasin. A side door gives access to a path which links the driveway to the rear garden accessed by the front side gate and a smaller covered area. The master bedroom is generous in size and has a rear aspect with a large fitted wardrobe. Bedroom two is another large double with dual aspect windows and a rear view while bedroom three is also dual aspect and has a front view. There is a separate room with a toilet and wash handbasin which is next to the bathroom. This comprises, bath, electric shower, bidet and wash handbasin. Off the hallway are two large storage cupboards, one with double doors and overhead space and the other being a former airing cupboard. Lastly off the hallway is access to the attic. This is a vast space and ideal for conversion if desired subject to the necessary consents. There are two side windows and a front dormer with great views towards Cedar Hall and the cricket pitch. The useable space is at least 8m x 5m along with what could be additional eaves storage. This space really does offer huge potential to the right person.

Location

Situated in a favoured location within walking distance of the city centre. 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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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

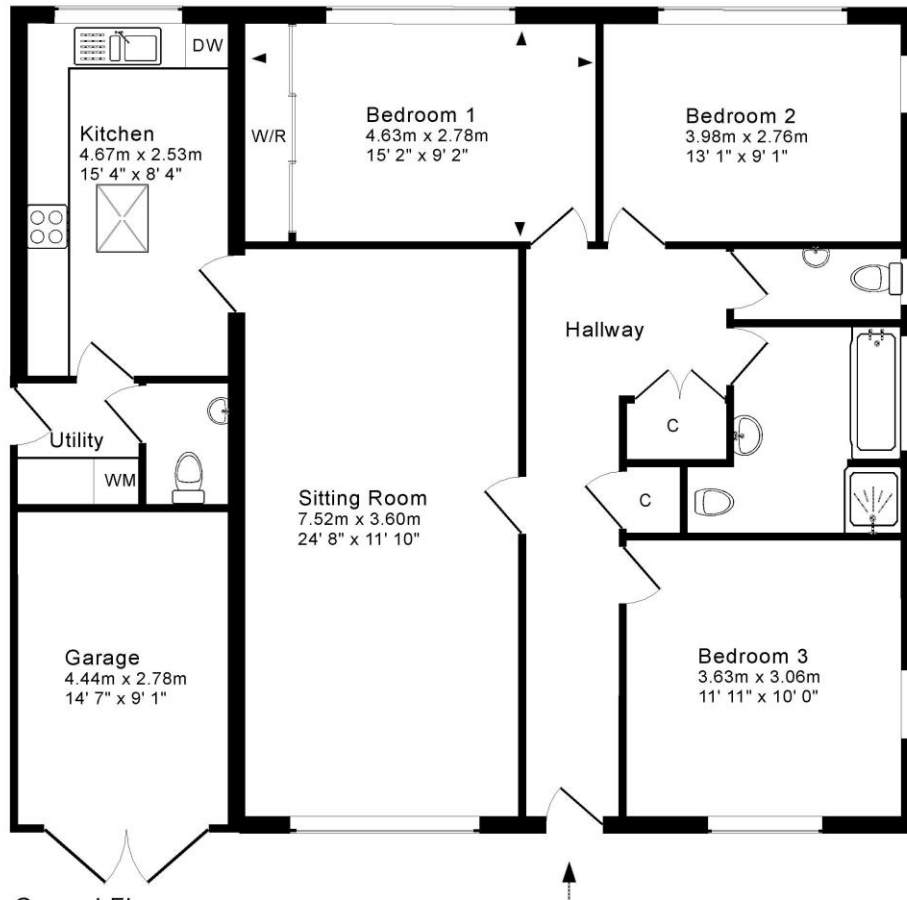




To the front is off road parking for two or three cars and is partly block paved, this leads to the single garage which houses the gas boiler. There is an area of lawn bounded by a low brick wall with attractive borders. The rear garden is secure and fenced all around making it pet friendly. Being mainly laid to lawn with borders of shrubs and plants along with a couple of apple trees. There is a useful shed / workshop with light and power.

- No onward chain
- Sought after location
- Three double bedrooms
- Level gardens
- Off road parking
- Vast attic space with potential for conversion (STPP)
- Short walk to City centre
- Utility room
- Large sitting room
- Garage

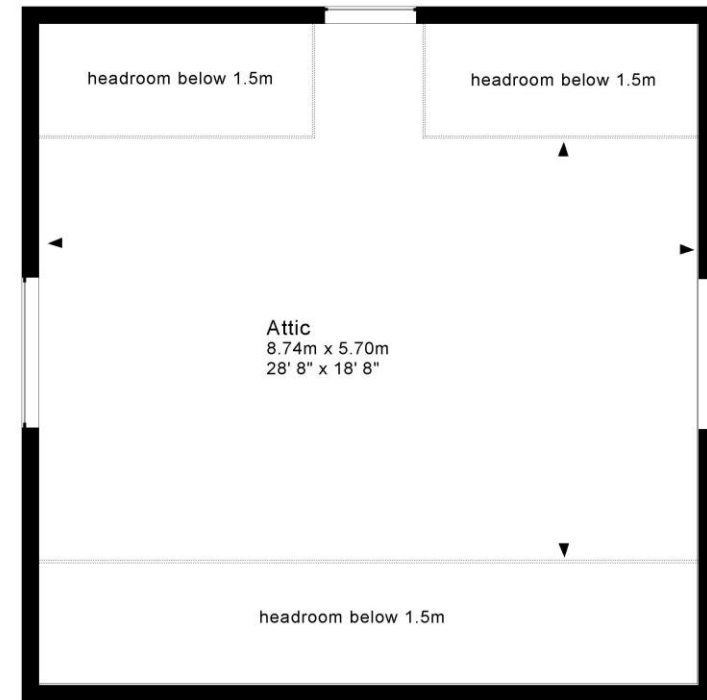




Ground Floor

For indicative purposes only.
Drawing Number : 147-0695

Copyright Jemesis Ltd 2023



Attic

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 07149 671020 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

