



£350,000

At a glance...



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**holland
& odam**

21 St. Andrews Mews
Wells
Somerset
BA5 2LB

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street and into Priory Road. Turn right at the former Regal Cinema junction into Princes Road. Pass Wells film Centre and Tescos supermarket on the left and at the traffic lights turn left into Tucker Street. Take the second turning left into West Street and follow the road into the development. The property will be found in front of you at the end of the road.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Management/Estate Charges - £385.73 per annum
(as of 2024)



Location

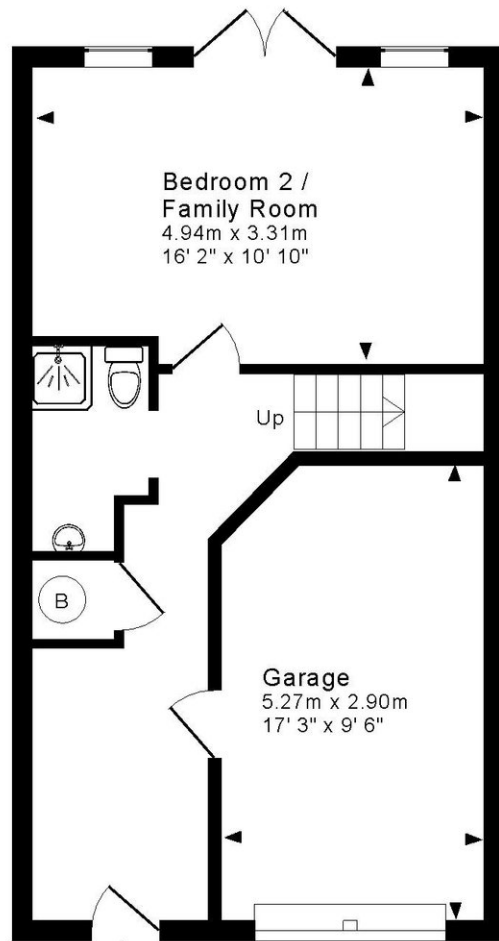
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 well presented four bedroom town house which has been updated by the present owners offering versatile accommodation. Benefitting from having new windows, carpets and being recently redecorated, it is ready to move in.

- No onward chain
- Garage and driveway parking
- Large principle bedroom with en suite and dressing area with "Hammond" fitted wardrobes
- Two further double bedrooms with one having fitted "Hammond" wardrobes
- Utility room and additional shower room on ground floor
- Superfast broadband connected both BT fibre and Truespeed
- Close to local amenities
- New windows, carpets and redecorated throughout (this year 2024)
- A very light property

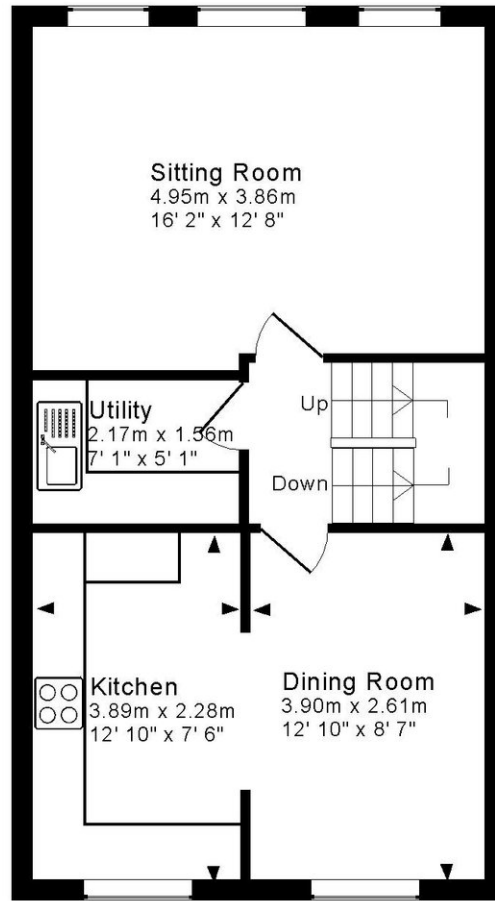




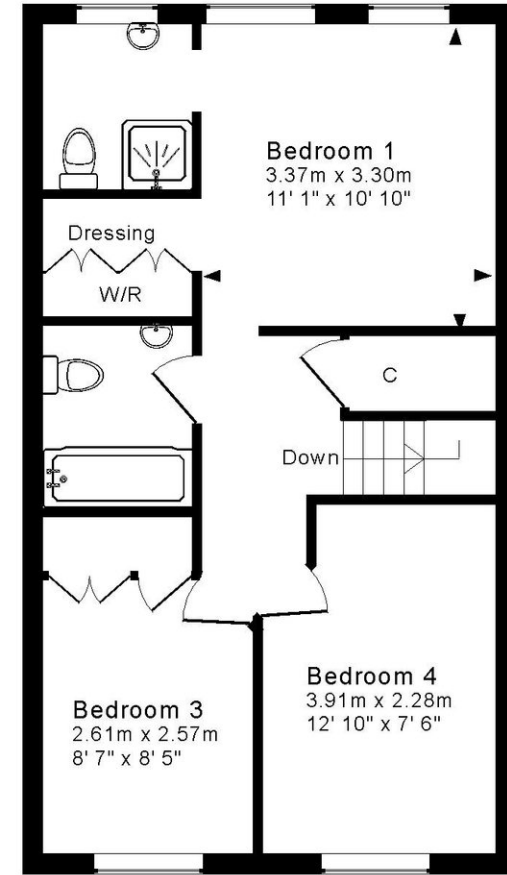
Ground Floor

For indicative purposes only.
Drawing Number : 147-0758

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First Floor



Second Floor

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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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