



£365,000

*At a glance...*



4



2



1



D



B

**holland  
& odam**

3 Wells Road  
Theale  
Wedmore  
Somerset  
BS28 4SU

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells take the B3139 towards Wedmore. Follow the road into Theale (c.5 miles from Wells). As you enter the village you will go past a Chapel on the right hand side on a slight brow of a hill. The property will be found after approx. 200m on the right.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Theale is a small village between the Cathedral city of Wells and the popular village of Wedmore with its range of local shops, pubs and restaurants. Wedmore is surrounded by beautiful Somerset countryside with the Somerset Levels close by and the Isle of Wedmore golf course just outside the village. 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.

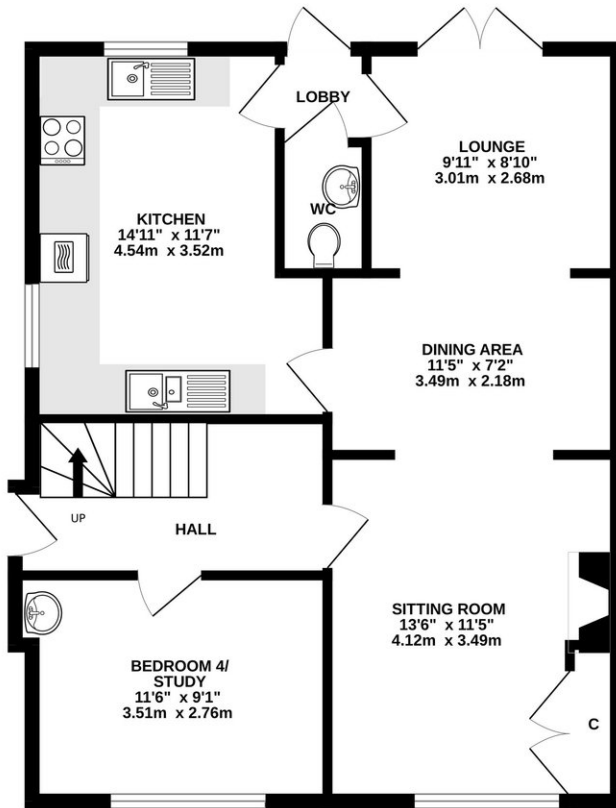
## Insight

A well presented and extended three bedroom semi detached home offering versatile downstairs accommodation. Benefitting from having an incredibly well kept garden with unbroken views towards the Mendip Hills. Driveway parking for two/three cars.

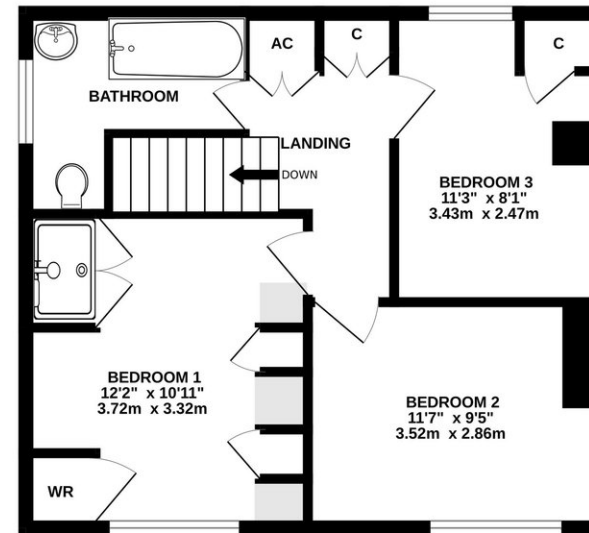
- Rear garden measuring over 100 ft in length x 31ft wide with two sheds, wood store and greenhouse.
- Three good size bedrooms with one having a walk in shower and built in wardrobes
- Extended ground floor accommodation creating a light and spacious sitting / dining area
- French doors leading out to the patio and stunning garden with great views towards the Mendip Hills
- Generous kitchen with ample worktop space along with plenty of wall and base units
- Downstairs cloakroom
- Driveway parking for at least two cars with potential to create further parking if desired.



GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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.  
Made with Metropix ©2024

**DISCLAIMER**

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.