



£625,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

Melbury  
Portway  
Wells  
Somerset  
BA5 2BB

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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





## Directions

From the High Street via car, continue into Broad Street and Priory Road. Turn right into Princes Road. At the traffic lights proceed straight ahead passing the Little Theatre and fork left into Portway. Continue for 100m and turn left down a private road. Melbury 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.

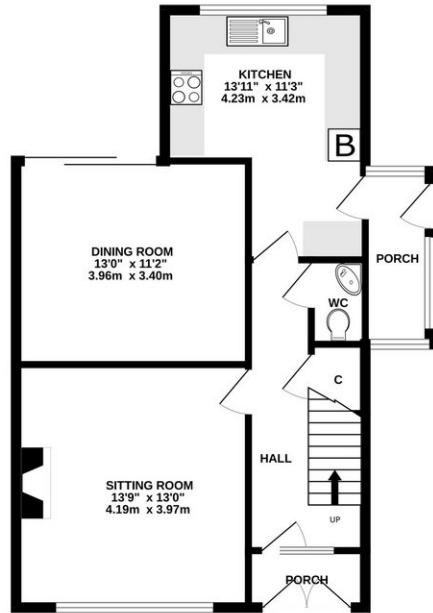
## Insight

Coming to the market for the first time since it was built in 1967 is this detached home in central Wells. Having three bedrooms, front and rear gardens, garage and carport and just a short walk from local amenities. The property would benefit from some updating to release its full potential but is set in a great location.

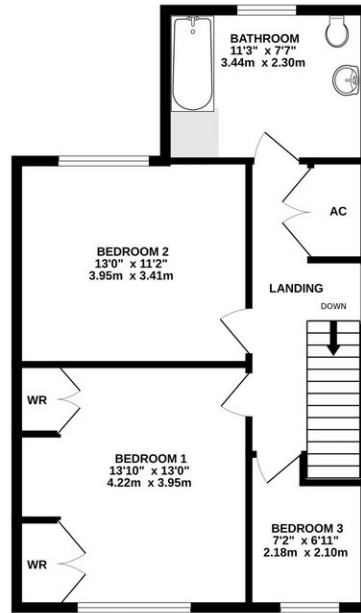
- Sought after central location down a private road and just a two minute walk from Waitrose
- Three bedrooms with two doubles and a single. The principle bedroom has a lovely outlook over the mature garden
- Scope to extend STPP and also potential to create further parking subject to the necessary consents
- Spacious sitting room and separate dining room with patio doors leading out onto the rear garden
- Useful downstairs cloakroom and understairs cupboard
- Feeling of open space around the property but still having the benefit of being in a great location
- To the side of the property is a large porch offering further storage
- The front garden extends to approx' 21.0m x 11.5m while the rear garden measures approx' 9.5m x 5.8m. There are two wooden sheds, greenhouse, carport and a garage



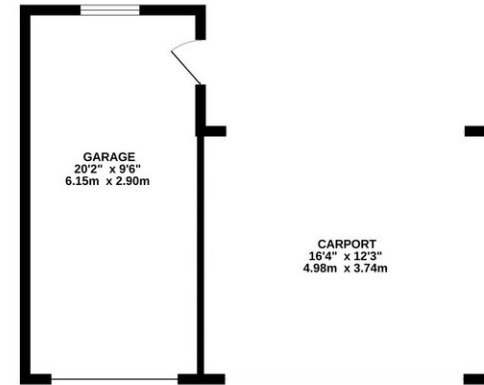
GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



GARAGE  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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