





£725,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the High Street proceed into Broad Street and turn left into St John Street. At the T-junction turn right into Southover where the property can be found on the right hand side.

Description

A well proportioned house set in a conservation area and a short, level walk from the High Street. The property offers 4 generous bedrooms (2 with en suites) and an exceptional garden of 162' in length. There is also hardstanding for two cars to the front and a garage/store.

A part glazed door opens into the double aspect living room with a feature woodburning stove and french doors onto the garden. There is an attractive feature staircase leading to the first floor. To the right a door leads into a kitchen with space for a table and chairs and fitted with wall and base units incorporating a gas hob and electric double oven. There is plumbing for a dishwasher and a pantry cupboard provides useful storage with a ground floor cloakroom off. A further door leads into the garage/store with plumbing for a washing machine. This could be a very pleasant additional reception (subject to the necessary consent).

On the first floor the interesting landing has a skylight and a galleried landing with a large airing cupboard with pressurised hot water tank. At the front of the property there are two double bedrooms (both with en suites) with a further two double bedrooms at the rear overlooking the garden and having fitted wardrobes. There is also a family bathroom with a shower over the bath and fully tiled walls.

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.





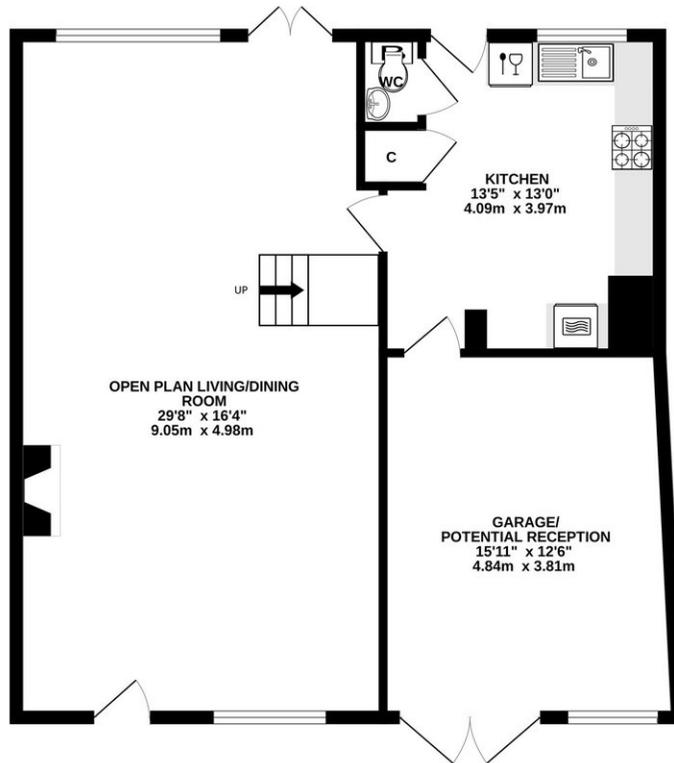
At the front of the property there is hardstanding for two cars.

To the rear the garden extends to c.162' in length with a large patio on the upper level of garden and a smaller terrace to the immediate rear of the property. There are both steps and a sloped access path to the garden which is level and mainly lawned with a feature pond in need of re-lining and flower beds well stocked with shrubs. One of the longest gardens we have seen in such a central position.

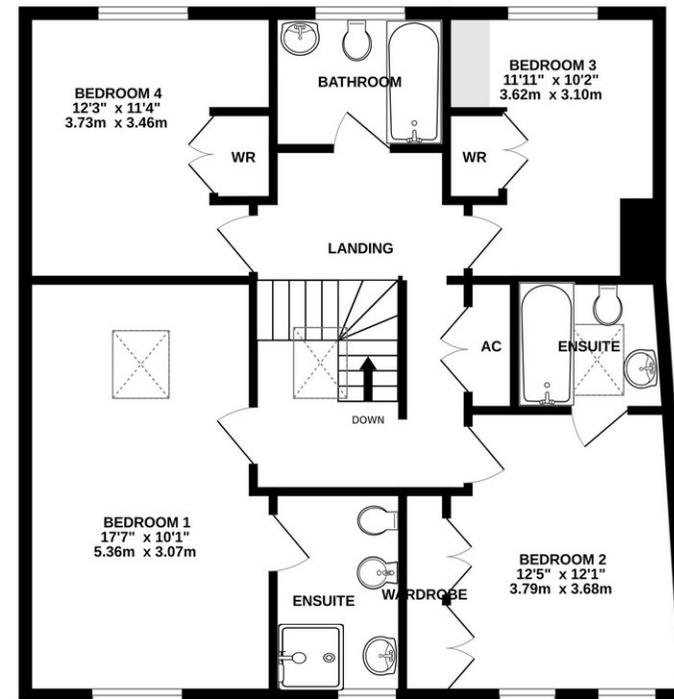
- Double aspect living room with french doors onto the garden and a feature staircase to the first floor
- Kitchen with space for a table and chairs with a pantry off
- Ground floor cloakroom
- Integral garage/store with scope as a further reception room (subject to the necessary permission)
- Four double bedrooms (2 with en suites) and a family bathroom
- Gas fired central heating and double glazed windows throughout
- Wonderful, mainly lawned garden extending to c.162' to the rear
- Hardstanding for two cars to the front with unrestricted on street parking along the opposite side of Southover
- Offered for sale with no onward chain



GROUND FLOOR



FIRST FLOOR



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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