







£710,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy  
Rating

D

Council Tax Band F



**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 Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Take the first turning left into North Road and the property can be found on the right hand side just before Stoberry Avenue. A for sale board is displayed.

## Description

An extended detached house built in the 1950's with a deceptive amount of accommodation. Set in a popular road within easy walking distance of the city centre. Refurbished in recent years with a new kitchen, bathrooms and now offering the scope for full ground floor living if required. No onward chain.

A generous sized entrance porch with tiled floor gives access to the entrance hall with stairs to the first floor, useful storage cupboard and an under stairs cloakroom. The first room on the right is the double aspect sitting room with a south-facing bay window providing masses of light and a former fireplace with brick surround. From the hall a door leads into a I-shaped area providing kitchen, breakfast and dining areas. The kitchen has a good range of wall and base units with integrated fridge freezer and dishwasher and a two oven Aga module with gas hob. Off the kitchen is a utility room with plumbing for washing machine and space for tumble dryer as well as the gas fired boiler supplying central heating and hot water. A door leads from the utility room to an office which has a door and window onto the front of the property giving it independent access to the rest of the house. From the kitchen the breakfast area leads into a dining area overlooking the garden. From here you can also access the snug a cosy room ideal for television watching and a double bedroom with double wardrobe, shelved recess and an en suite bathroom.

On the first floor there are four further bedrooms, a bathroom and a shower room (both of which have been refitted in recent years) and access to a boarded roof space with light and fitted ladder.

## 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.







To the front of the property there is a concrete hardstanding providing parking for a number of cars with a side gate leading to the rear garden

The rear garden extends to c.75' in length with a patio area with power, light and water leading to the lawned, mature garden with an established silver birch tree. Within the garden there is a large storage shed and a summerhouse.



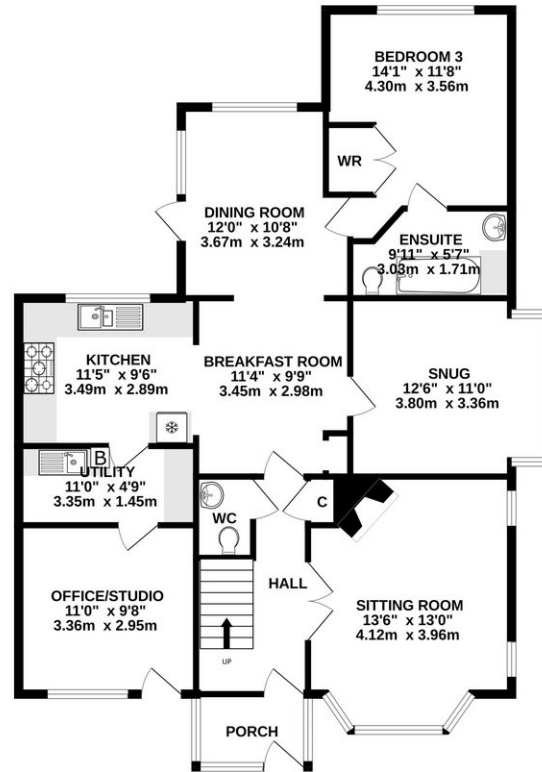


- Detached house in a sought after location with flexible accommodation
- Easy walk into the city centre and well placed for access to a number of schools
- Ground floor bedroom with en suite giving scope for single storey living if required
- Great entertaining spaces including a large L-shaped kitchen, breakfast and dining area
- Home office/studio with independent access
- Off road parking to the front for a number of cars
- Beautiful, mature garden to the rear with summerhouse and large storage shed
- A really lovely house with generous accommodation - ideal for families
- No onward chain

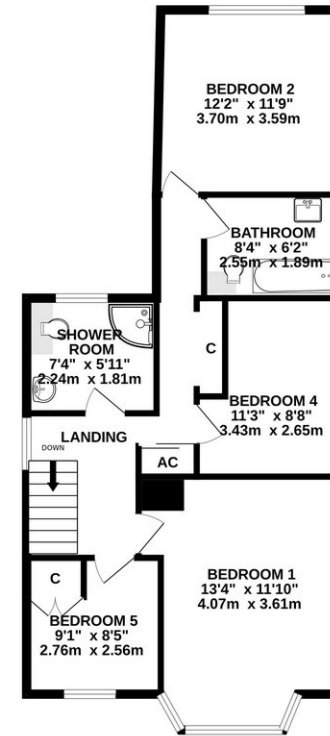




GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1898 sq.ft. (176.3 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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