



£510,000

At a glance...



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**holland
& odam**

7 Godwin Close
Wells
Somerset
BA5 1FU

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit passing Tincknells Country Store. Take the second turning left into Knight Road and then the second turning on the right signposted Godwin Close. The property can be found on the right hand side. What3Words Ref: ///formless.informs.sliders

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £200 p.a.



Location

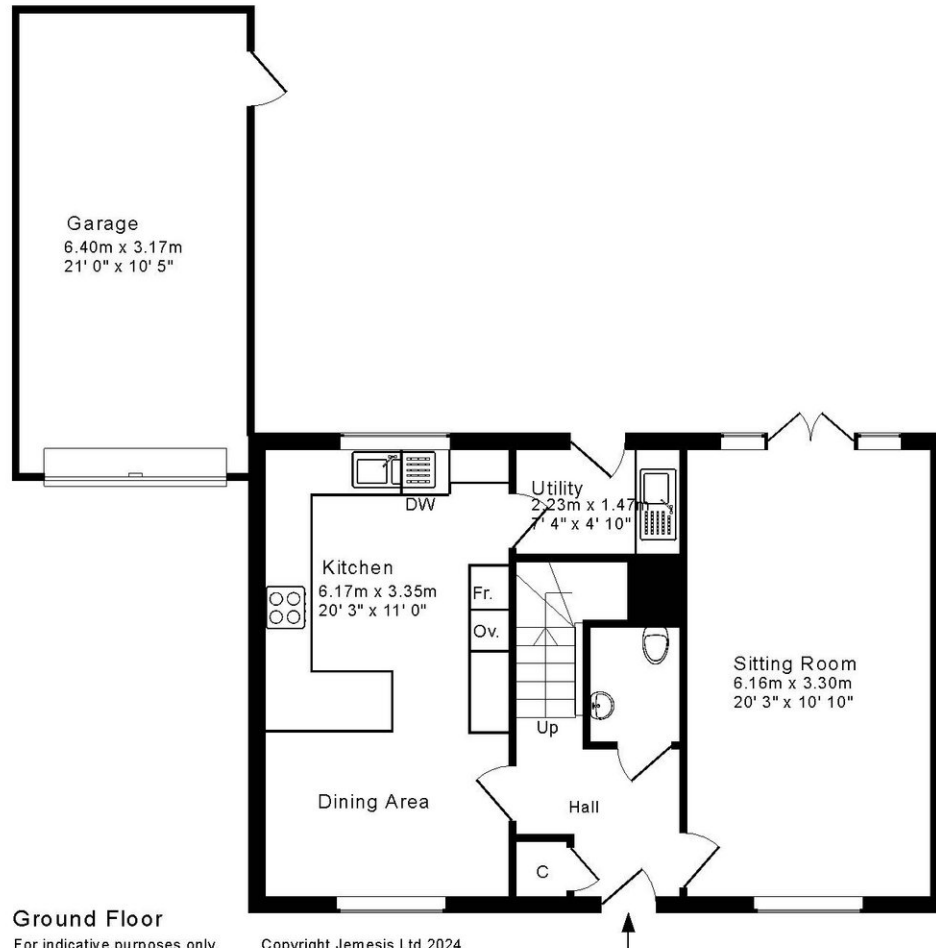
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

An immaculate detached house built in 2020 by Crest Nicholson with open views to the front and a pleasant, easily maintained garden to the rear. There is an attached garage and parking for several cars and set within easy walking distance of the city centre. No onward chain.

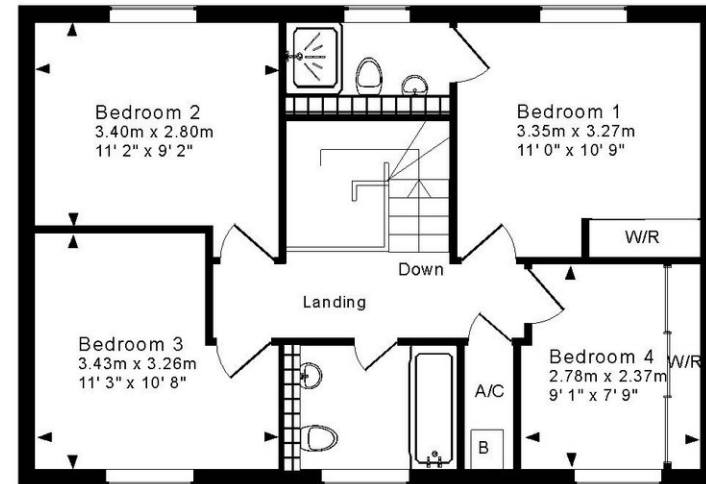
- Entrance hall with cloakroom off
- Double aspect sitting room with french doors onto the garden
- Double aspect kitchen diner with integrated appliances including gas hob, electric double oven, dishwasher and fridge/freezer
- Utility room with access to the rear garden
- Four bedrooms (including master bedroom with fitted wardrobes and en suite shower room) and a family bathroom
- Gas fired central heating via gas boiler in the airing cupboard on the landing
- Garage with power and light and a personnel door to the rear garden (10.8m x 9.9m) with gated side access and water tap
- Driveway with parking for up to three cars in tandem
- Close to a childrens' play area and overlooking open grounds to the front
- Offered for sale with no onward chain





Ground Floor
For indicative purposes only.
Drawing Number : 147-0772

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First 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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