







Guide Price  
£650,000

*At a glance...*

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**holland  
& odam**

1 Mountery Road  
Wells  
Somerset  
BA5 2QN

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

On foot from our office proceed up the High Street towards the Market Place. Bear left into Sadler Street and then bear right into New Street. Turn left into Mountery Road where the property 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.

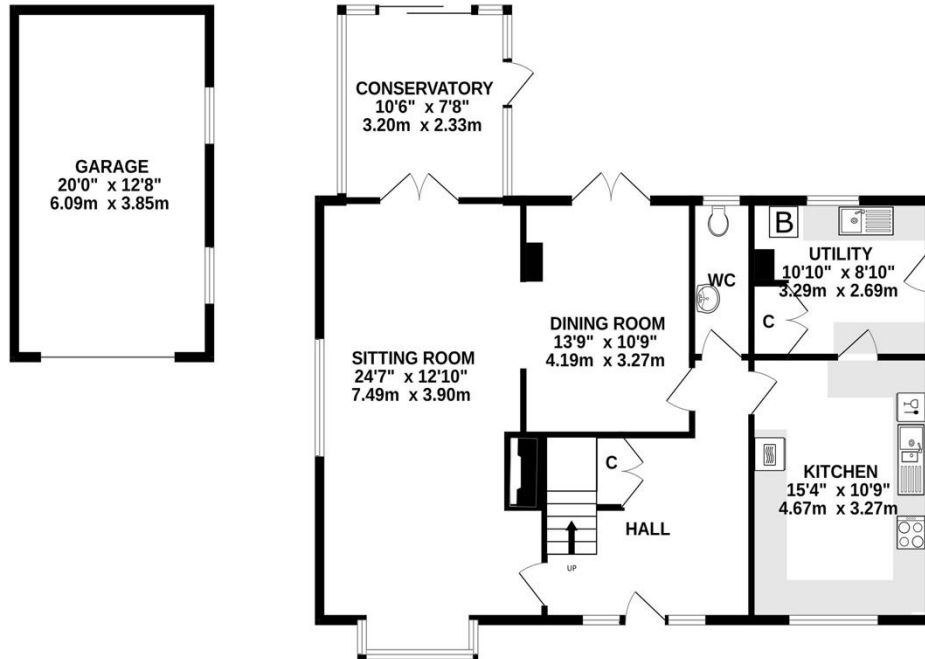
## Insight

Just a short walk from the City Centre with ample off road parking, private gardens and generous living accommodation. This detached family home is well presented yet offers the opportunity for a new owner to put their own mark on it. A stunning galleried entrance hall leads to the kitchen, dining and sitting rooms. Upstairs, both bedrooms benefit from en suite bathrooms although we understand the house was originally built with 3 bedrooms.

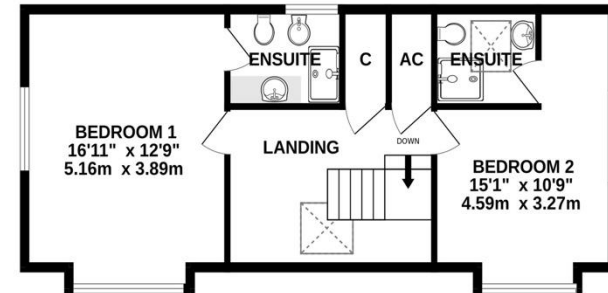
- No onward chain
- Just five minutes walk from the Cathedral and City Centre
- Private rear garden with mature shrubs and trees. Laid out as a large patio with an area of lawn along with a greenhouse and attractive borders.
- Triple aspect sitting room which flows into the dining area and conservatory
- Utility room with direct access outside
- Large kitchen with island
- Stunning galleried entrance hall and landing
- Two large double bedrooms both with en suite bathrooms
- Large garage with electric door and off road parking for six cars



GROUND FLOOR  
1305 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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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