



£415,000

*At a glance...*



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COUNCIL  
TAX

TBC

**holland  
& odam**

Plot 1, Woodlands View  
15a Churchill Avenue, Wells  
Somerset  
BA5 3JE

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

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## Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street and Bath Road. Pass the turning to Hawkers Lane and take the next left into Churchill Avenue. The property can be found on the left hand side at the top of the road just as the road bears round to the right.

## 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

Last remaining house on this select development of just three properties set on the popular east side of the city. With an enviable kitchen/living room with bi-fold doors and partial vaulted ceiling, a double aspect sitting room and separate utility room the property has three double bedrooms (one with en suite shower room). No onward chain and viewing essential.

🌿 A detached house with fantastic living accommodation and to be sold with a Build Zone warranty

🌿 Kitchen diner with bi-fold doors onto the garden and fitted with a range of Bosch appliances and an island unit. Vaulted ceiling to one end giving a light and airy feeling

🌿 Double aspect sitting room with wood-effect flooring

🌿 Utility room and ground floor cloakroom

🌿 Master bedroom with en suite shower room

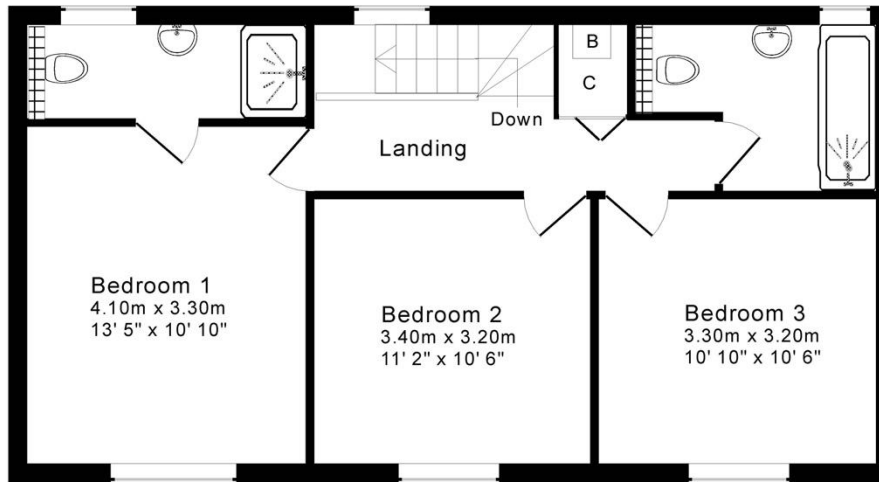
🌿 Two further double bedrooms and a well appointed bathroom with both overhead and handheld shower over the bath

🌿 South/west facing garden with patio and lawn with storage shed, power, light and water

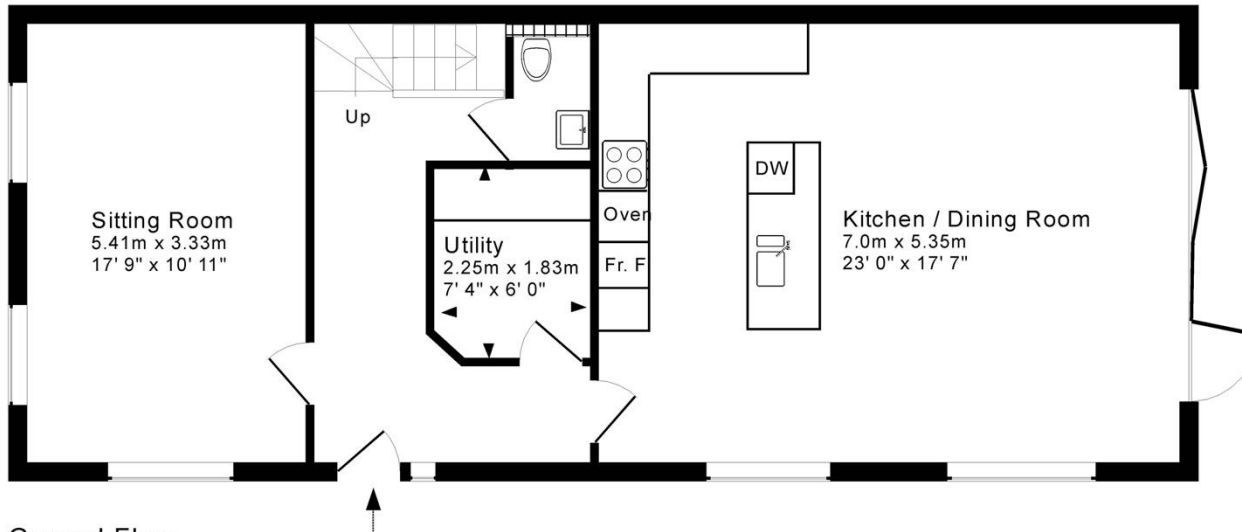
🌿 Parking for three cars

🌿 Income-producing solar panels. Gas fired boiler supplying hot





First Floor



Ground Floor

For indicative purposes only.  
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