



Guide Price
£320,000

At a glance...



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COUNCIL
TAX

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holland
& odam

2 Silver Street
Wells
Somerset
BA5 1UN

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our office in Wells go down Broad Street and turn left into St John's Street. At the end, turn right into Southover then after 100 metres turn left into Silver Street. The property can be found just on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
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.

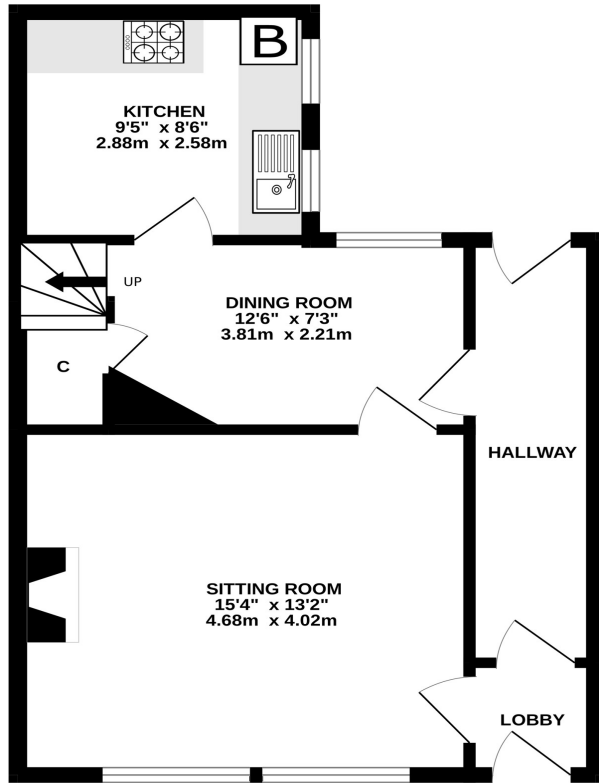
Insight

A charming two double bedroom character cottage close to the centre of Wells and amenities. With plenty of period features and benefitting from having a large sitting room and separate dining room. Available with no onward chain.

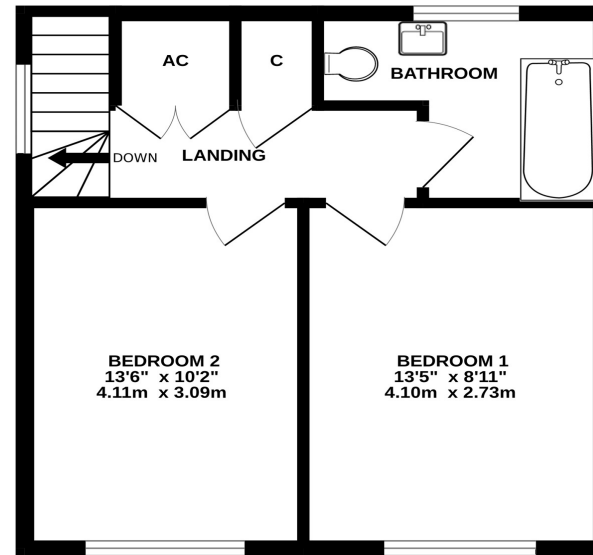
- No onward chain
- Two double bedrooms
- Spacious sitting room with log burning stove
- Separate dining room
- Kitchen with plenty of worktop space and an integrated electric cooker
- Space for a washing machine and fridge freezer
- Large bathroom with electric shower over
- Shared courtyard garden with useful store cupboard
- Large attic space
- Lovely countryside walks on the doorstep



GROUND FLOOR



1ST 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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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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