



£395,000

*At a glance...*



3



1



2



EPC

D



COUNCIL  
TAX

C

**holland  
& odam**

19 Rowdens Road  
Wells  
Somerset  
BA5 1TU

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston Inn roundabout turn left along East Somerset Way and take the first turning right into Rowdens Road. Number 19 can be found on the right hand side.

## Services

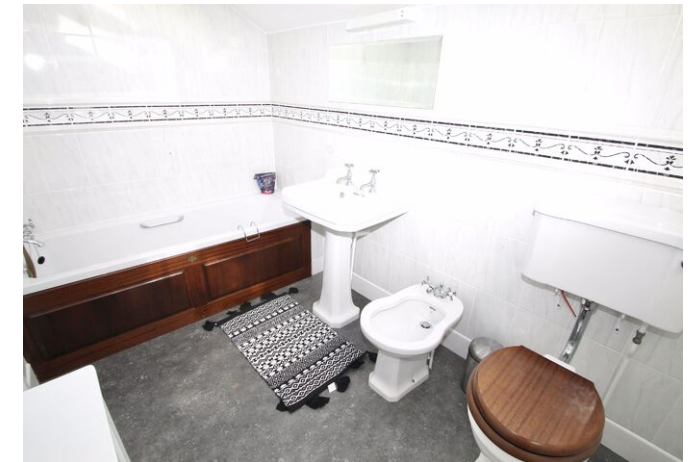
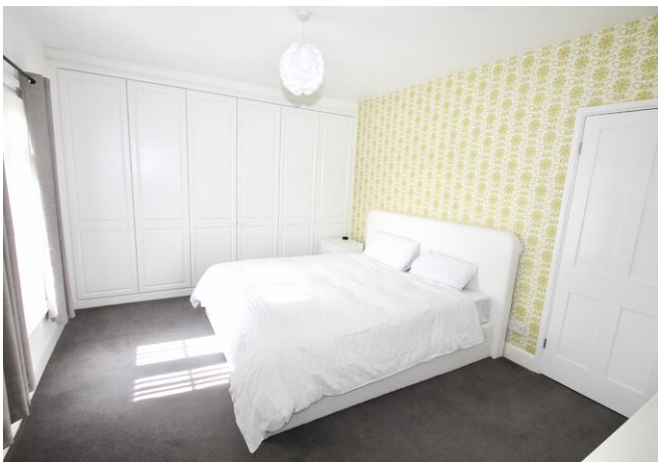
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



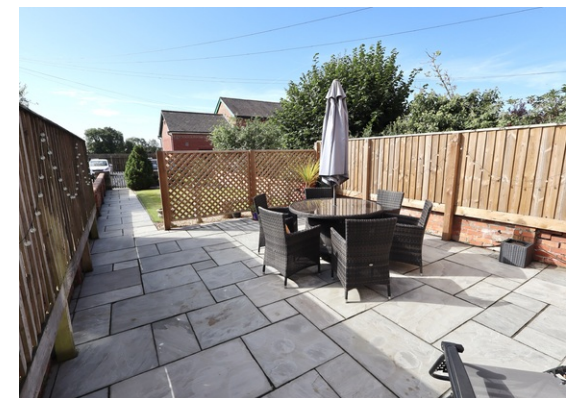
## Location

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

A well presented Victorian property in a popular residential location. Having three double bedrooms and spacious living accommodation along with a generous kitchen. There is a large covered area incorporating a handy utility space with rear access and off road parking at the back. The master bedroom has fitted wardrobes and south facing views. A large bathroom and downstairs shower room make this a desirable family home.

- Well presented Victorian property
- Off road parking
- Garage for small car
- Three double bedrooms
- Utility room
- Recently paved patio and fencing to the front along with landscaped front garden
- Large sitting/dining room with stylish woodburner
- Additional eaves storage in the attic space
- Close to local supermarket
- Countryside walks nearby





**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.