



£325,000

At a glance...



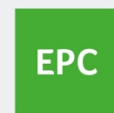
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**holland
& odam**

11 Lawpool Court
Mill Street
Wells
Somerset
BA5 2AN

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Mill Street. Turn right into Lawpool Court through the pedestrian gate and the property can be found in the larger courtyard 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

Tenure

Freehold
Estate/Management Charges - £288.27 per annum
(as of October 2023)
The garage is leasehold, the lease has recently been extended and expires on 30th April 2180.



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 light and airy townhouse over three floors with a low maintenance garden to the rear and a garage. Set in the very heart of the city yet hidden away within a quiet and secure location this property has been in the same ownership since it was first built. Offered for sale with no onward chain.

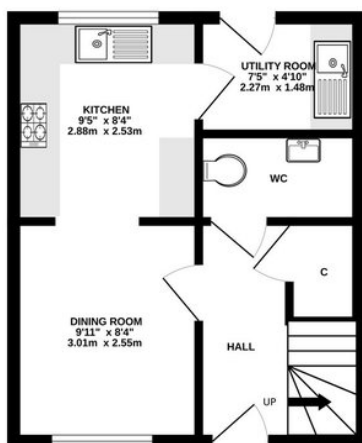
- Kitchen with separate dining area and utility room and a ground floor cloakroom
- First floor double aspect sitting room with french doors onto a Juliet balcony and third bedroom (or study)
- Top floor with two further bedrooms (one with en suite shower room) and a family bathroom
- Gas fired central heating and double glazing throughout
- Single vehicle garage
- Low maintenance courtyard garden to the rear with gated side access shared with one other property
- Central location with everything on your doorstep
- Quiet and secure setting
- No onward chain

N.B. There is a no pet policy within the development.

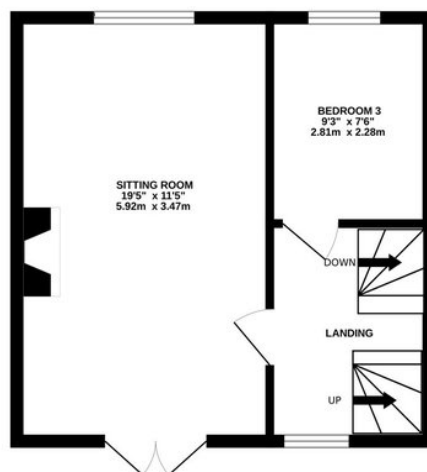
N.B. Under Section 21 of the 1979 Estate Agents Act we wish to declare a personal interest in this property as the vendor is a relative of an employee of Holland & Odam Estate Agents.



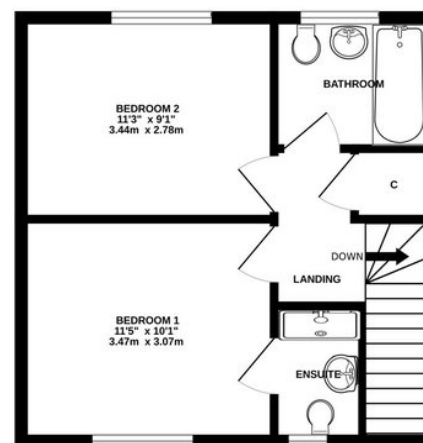
GROUND FLOOR



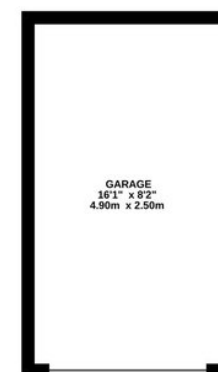
1ST FLOOR



2ND FLOOR



GARAGE



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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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.

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