



£525,000

At a glance...



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**holland
& odam**

1 Eden Drive
Wells
Somerset
BA5 1WB

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit towards Glastonbury. Turn left into Wand Road and follow the road around . At the bridge you will see the property on your right hand side with a for sale board displayed.

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 £200 p.a.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **



Location

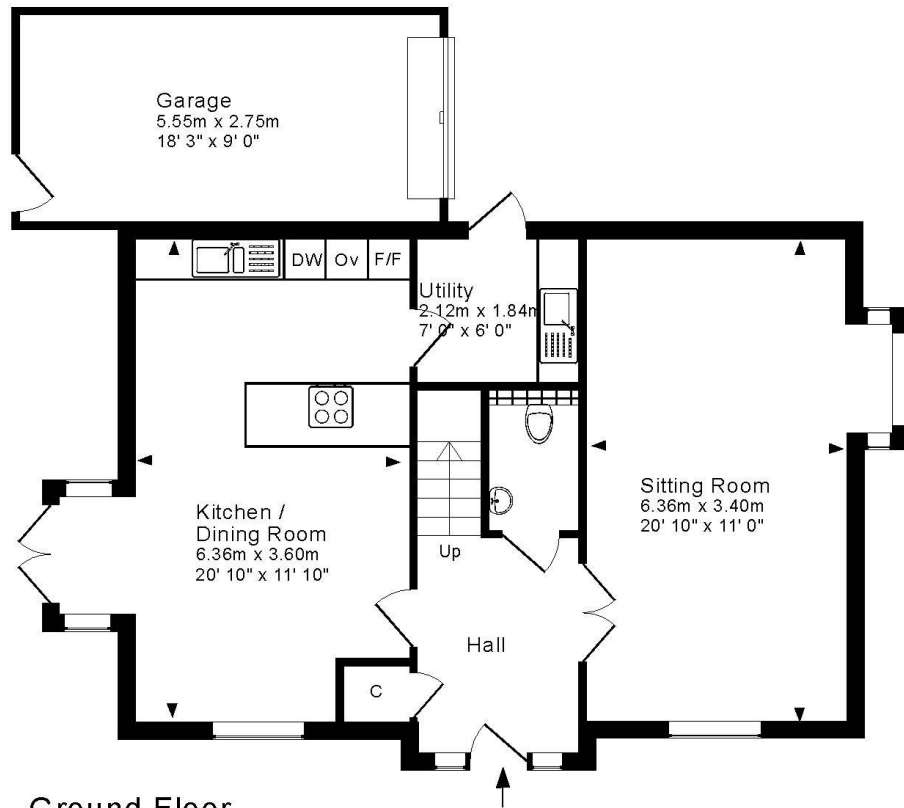
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 detached house on the popular Crest Nicholson development overlooking Keward Brook. Enjoying light and airy accommodation the fourth bedroom has been incorporated into the principal bedroom as a dressing room with extensive fitted storage but could easily revert. No onward chain.

- Entrance hall with cloakroom off. Wood-effect flooring throughout the ground floor
- Double aspect sitting room with bay window and plenty of space
- Large, double aspect kitchen diner with a range of integrated appliances and an adjacent utility room and doors onto the garden
- Master bedroom with en suite shower room and dressing room (originally the fourth bedroom)
- Two further double bedrooms and a family bathroom
- Garage (with power, light and remote control up and over door) and off road parking
- South-west facing garden designed for low maintenance and extending to 10.7m x 7.0m (35' x 23') with both a side gate and door from the garage
- Easy, level walk into the city centre

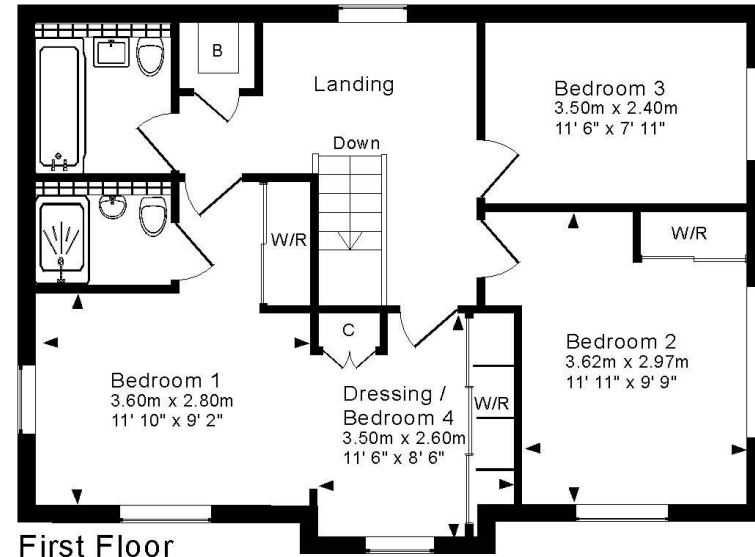




Ground Floor

For indicative purposes only.
Drawing Number : 147-0776

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First Floor

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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