



£310,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

8 Lawpool Court  
Wells  
Somerset  
BA5 2AN

**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 proceed into Mill Street. Turn right into Lawpool Court and then right through the archway. Number 8 is set in the very corner 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

House Freehold - Garage Leasehold  
Management Charges £283.27 p.a.  
(as of October 2023)  
Length of Lease (Garage) Expires 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

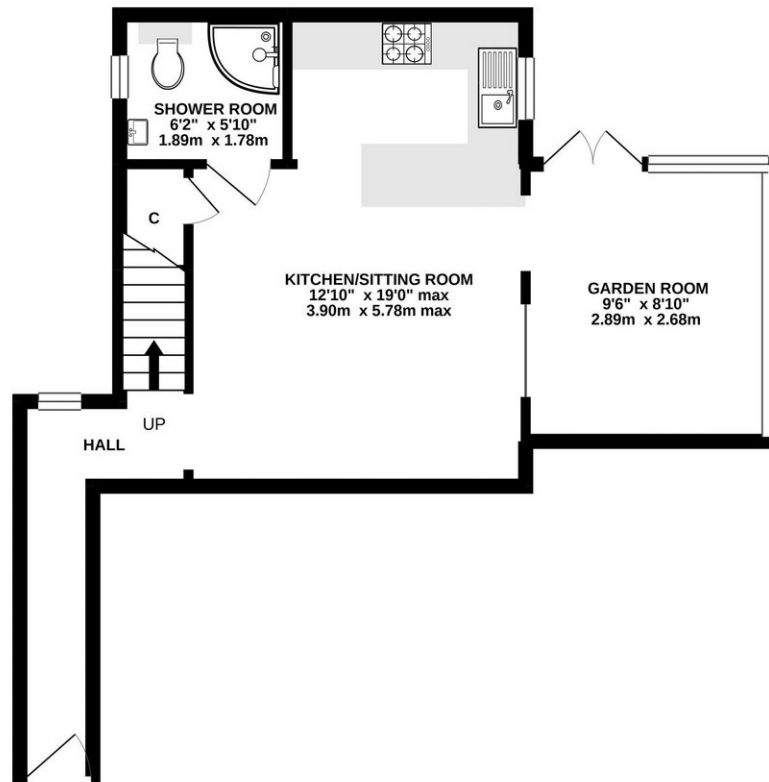
Set in a central yet "hidden" location this property really is a gem! Considerably improved and upgraded by 2018 the property is offered for sale with no onward chain. Rear garden enjoying a good degree of privacy with a semi-tropical vibe. All this and a garage!

- Set in the heart of Wells with a lovely semi-tropical style garden and a garage
- No onward chain
- Stylishly updated in 2018 with new kitchen, bathrooms and garden room
- Hardwearing tiled floor throughout the ground floor
- Open plan living space yet zoned and still cosy
- Sleek kitchen with appliances
- Masses of storage
- Courtyard garden with plenty of privacy
- Gas boiler replaced in 2021
- Double glazed windows throughout

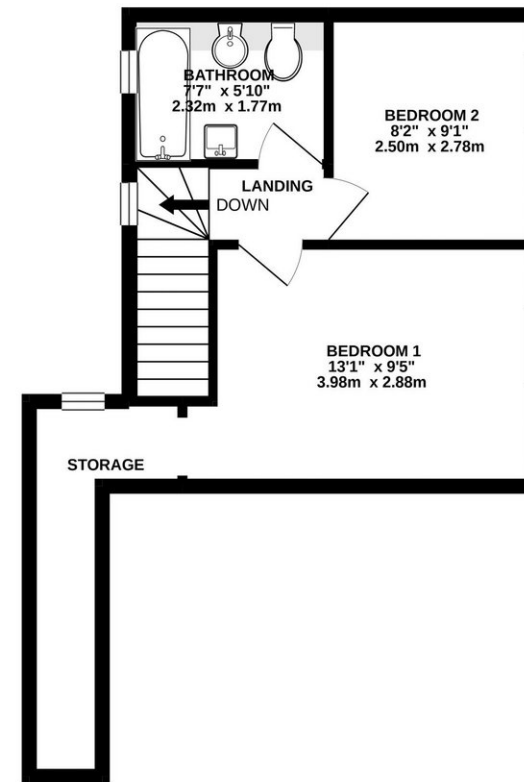
**N.B.** There is a no pet policy within the development.



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

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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