



£235,000

At a glance...



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**holland
& odam**

9 Cherry Tree Court, Barley Close
WELLS
Somerset
BA5 2ED

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road. Take the next left into Barley Close and the property can be found on the left hand side in the third rank of houses.

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

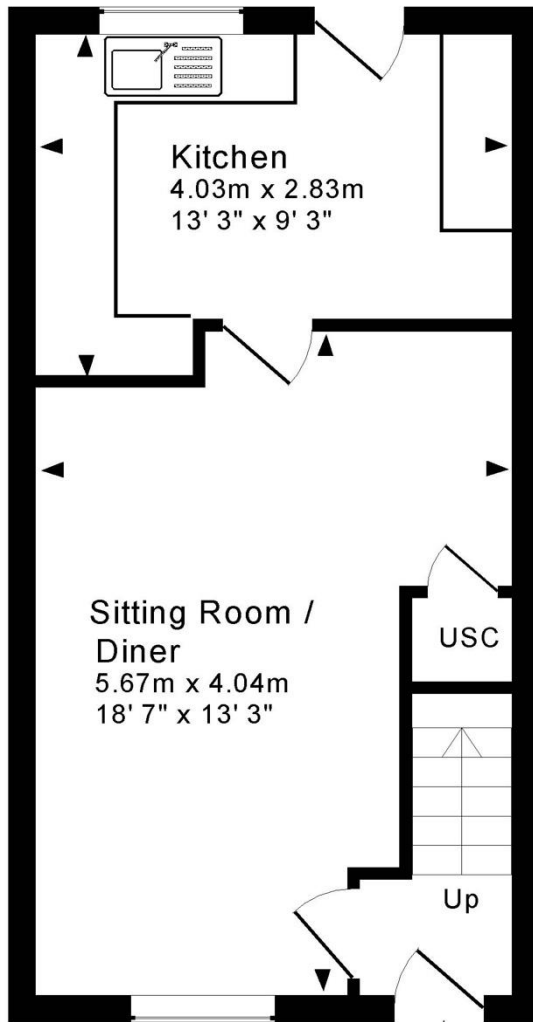
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 well planned semi detached house with two double bedrooms offering off road parking, low maintenance garden and within an easy, level walk of the city centre. The property is offered for sale with no onward chain.

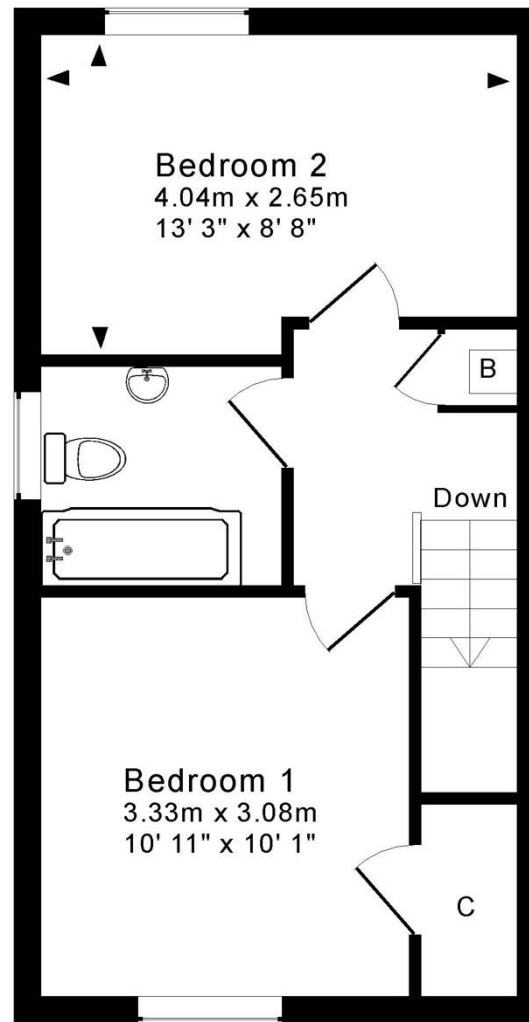
- Close proximity to town centre and local amenities
- Quiet cul-de-sac location
- Fitted kitchen with plenty of wall and base units providing ample storage
- Spacious sitting / dining room with a useful downstairs cupboard
- Two double bedrooms, one with storage
- Two allocated parking spaces
- Low maintenance garden with side access
- Gas central heating
- No onward chain





Ground Floor

For indicative purposes only.
Drawing Number : 147-0732



First Floor

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DISCLAIMER

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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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