



£235,000

*At a glance...*



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COUNCIL  
TAX

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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](mailto: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](http://somerset.gov.uk)

## Tenure

Freehold



## Location

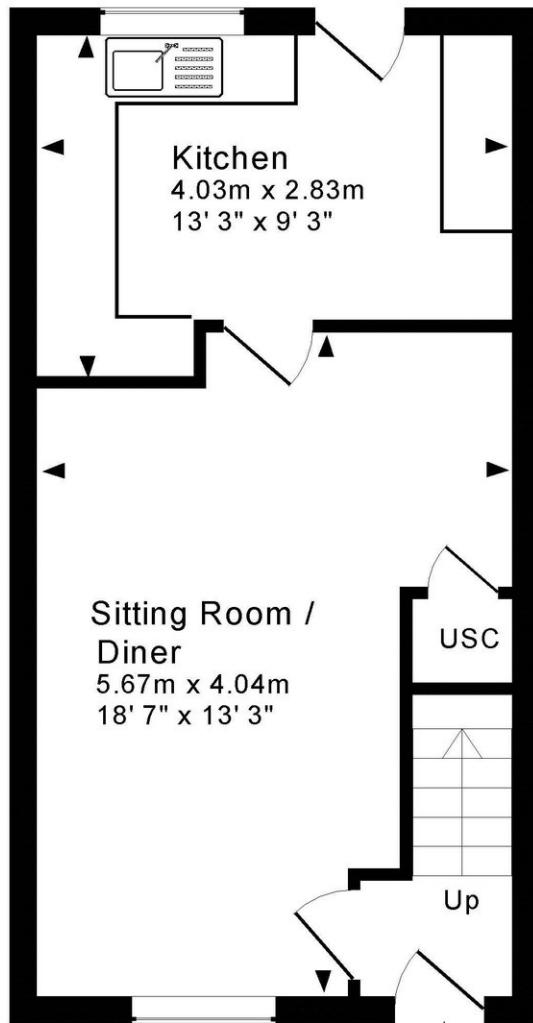
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 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.

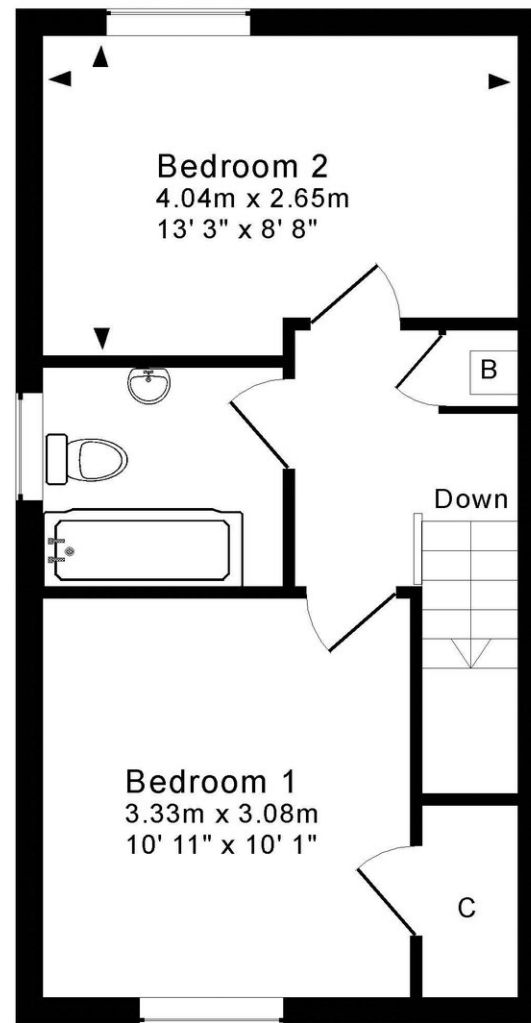
- No onward chain
- Close proximity to town centre and local amenities
- Quiet cul-de-sac location
- Fitted kitchen with plenty of wall and base units providing ample storage
- Spacious sitting / dining room with a useful understairs cupboard
- Two double bedrooms, one with storage
- Two allocated parking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





**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0732



**First Floor**

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**DISCLAIMER**

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