



£385,000

At a glance...



3



2



2



EPC

B



COUNCIL
TAX

D

**holland
& odam**

4 Woolcombe Road
Wells
Somerset
BA5 2GZ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From central Wells take the Wookey Hole Road and continue for c. 1 mile. Go past the Underwood Trading Estate and Woolcombe Road will be the next turning on the left. Turn into Woolcombe Road and the property will be found 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 £127 per annum.



Location

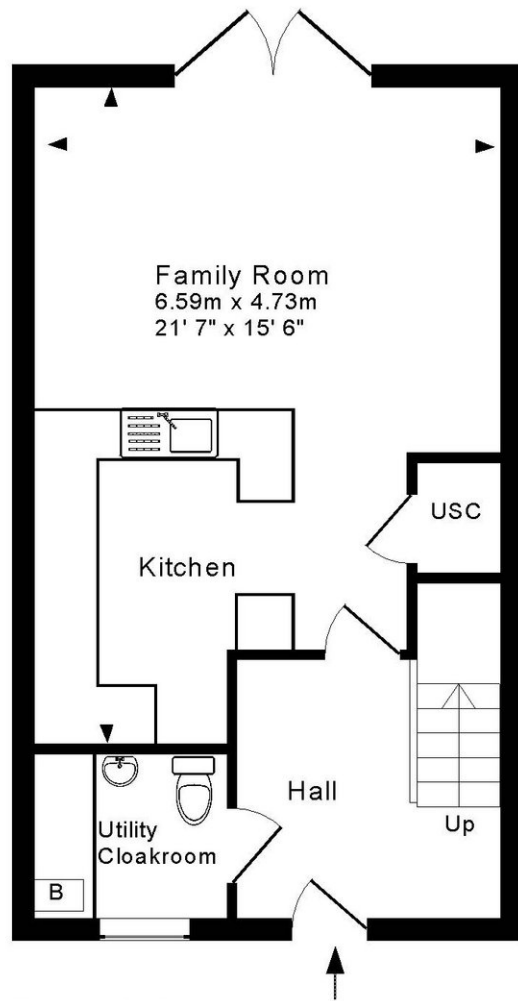
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 very well presented property with a larger than average garden for this development. Benefitting from having three double bedrooms with one ensuite and ample living space. Upgraded kitchen. Driveway parking for two vehicles and a generous garage.

- Spacious kitchen / family room with integrated appliances and extended worktop
- French doors leading out to the low maintenance garden and summerhouse
- Large first floor living room with rear aspect
- Master bedroom with generous proportions able to accommodate a Super King size bed and wardrobes. Also having an immaculately presented ensuite shower room
- Handy utility room and cloakroom
- Landscaped rear garden with new patio and attractive borders. To the rear is additional space with a Summerhouse with light and power
- Driveway parking for two vehicles along with a large single garage

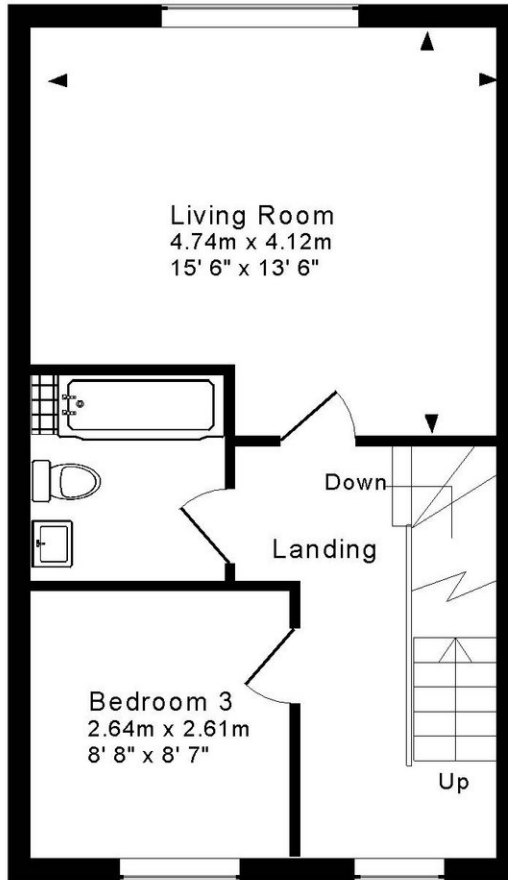




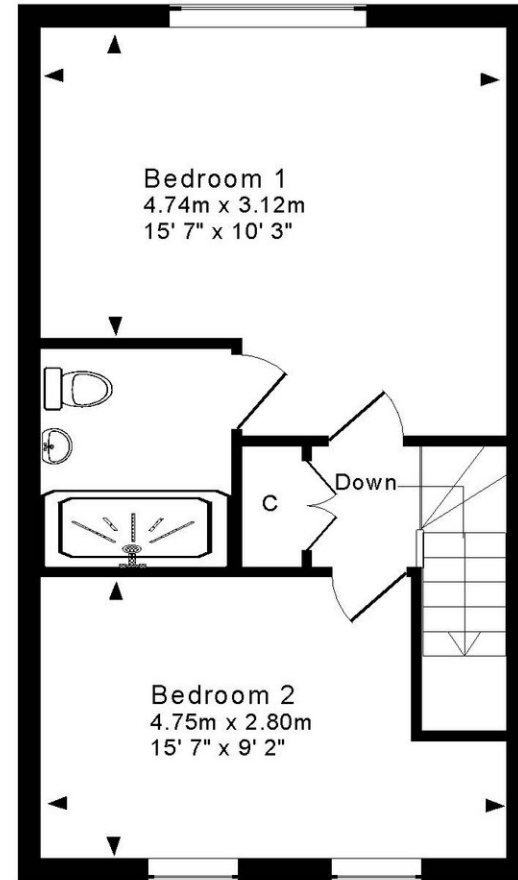
Ground Floor

For indicative purposes only.
Drawing Number : 147-0767

Copyright Jemesis Ltd 2024



First Floor



Second 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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.