



£335,000

At a glance...



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**holland
& odam**

15 Mount Pleasant Avenue
Wells
Somerset
BA5 2JG

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Take the second turning left into Blake Road and then right into Welsford Avenue. Take the first left into Mount Pleasant Avenue where the property can be found 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

Freehold



Location

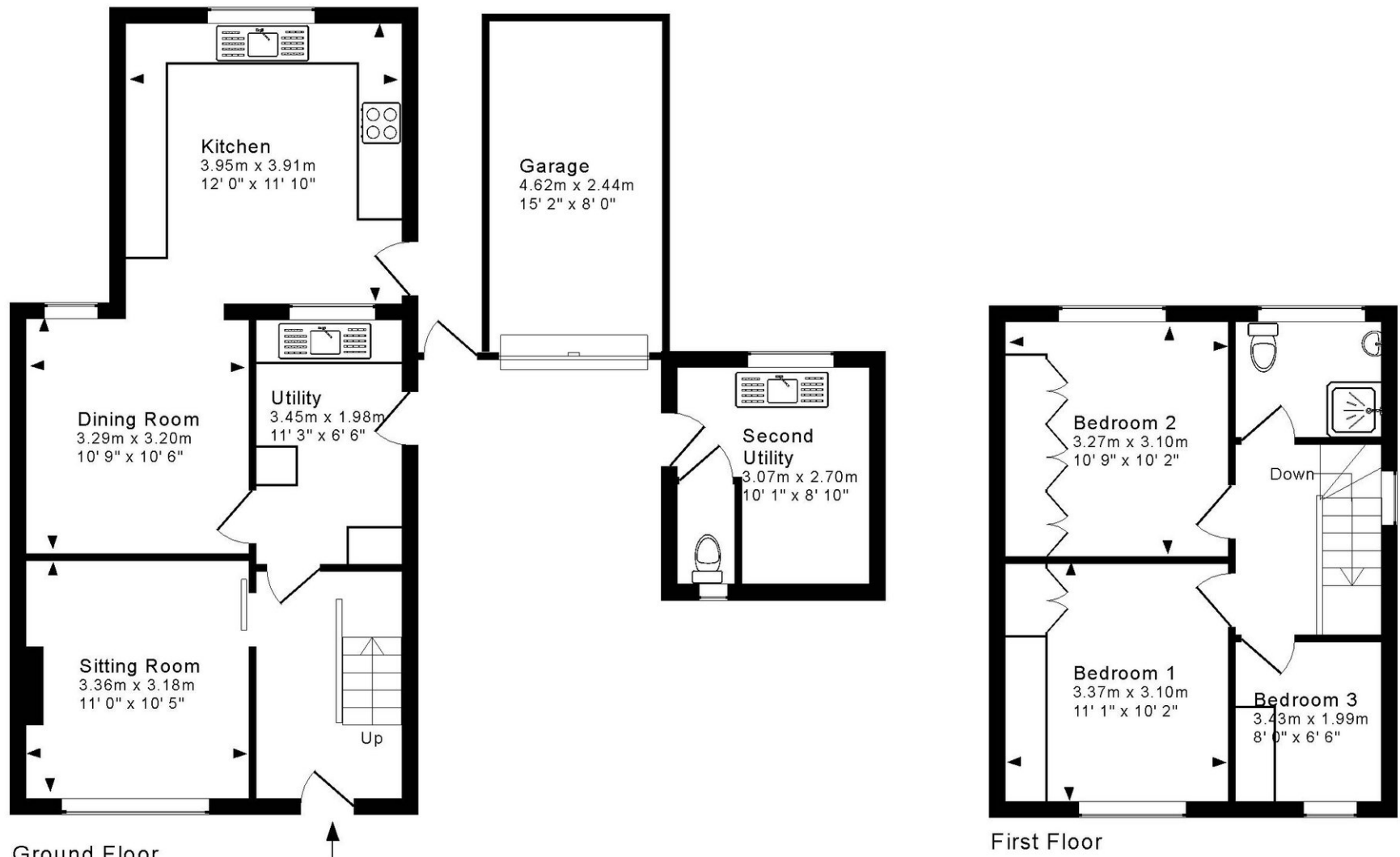
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

An extended three bedroom semi detached property set in a sought after residential location. In need of some updating it is available with no onward chain. The plot is larger than average with scope to create additional parking. The rear garden extends beyond the old railway cutting offering further potential.

- Extended three bedroom family home
- Garage and ample parking with potential to create more if desired approached over a resin driveway
- Large entrance hall with plenty of space for coats and shoes
- Utility room and further washroom with WC
- Short, level walk to the centre of town and all of its amenities
- Available with no onward chain





Ground Floor
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 Drawing Number : 147-0784

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