



£350,000

At a glance...



4



1



2



EPC

B



COUNCIL
TAX

D

**holland
& odam**

14 Cursley Path
Wells
Somerset
BA5 1FF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury/Shepton Mallet. At the Sherston roundabout turn left along East Somerset Way towards Shepton Mallet. Take the second turning left into Thompson Road. Cursley Path is the first turning on the right and the property can be found on the left hand side at the very far end. The garage and parking are accessed from Catcott Road to the rear of the property.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold. The garage is leasehold with a peppercorn rent, length of lease is 999 years from 2014. Annual service charge is for the upkeep of the communal areas is currently £255 per annum.



Location

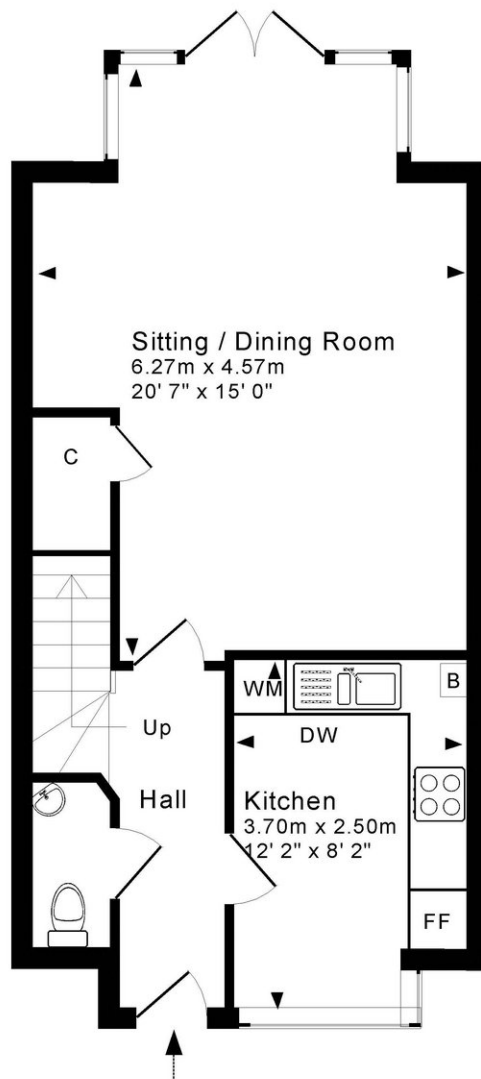
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 semi-detached house built in 2014 and within a short, level walk of Wells High Street. An ideal family house with a particularly spacious master bedroom suite on the top floor with dressing area and en suite shower room and a large reception room leading out onto the rear garden. No onward chain.

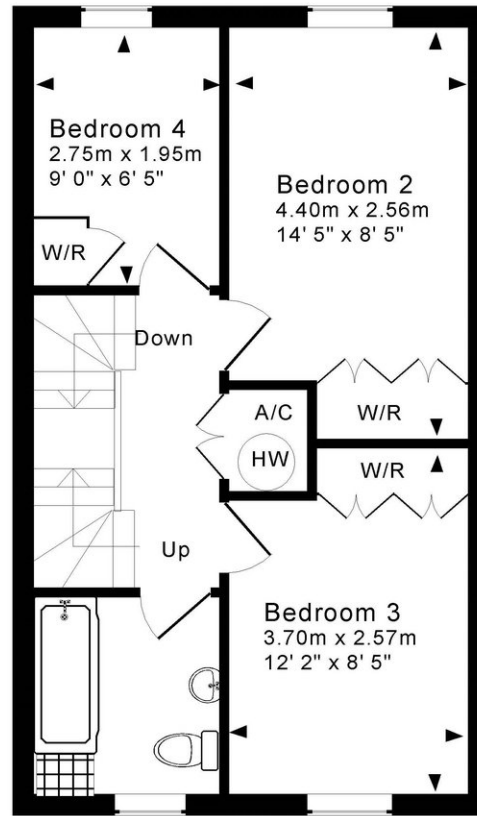
- Spacious accommodation arranged over three floors
- Set at the end of a private road on the edge of this popular development
- Large living room with feature bay window leading out onto the garden
- Fitted kitchen with appliances including oven, hob and fridge freezer
- Ground floor cloakroom
- Four bedrooms including a top floor master suite with en suite shower room and dressing area with built in wardrobes
- Garage and parking adjacent to the property
- Walled garden to the rear (6.9m x 4.8m)
- Gas fired central heating and double glazing throughout with a B rating for energy efficiency



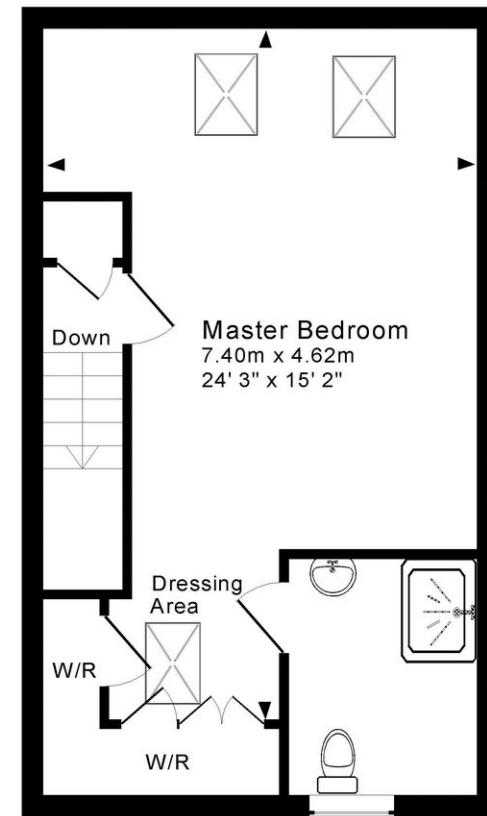


Ground Floor

For indicative purposes only. Copyright Jemesis Ltd 2023
 Drawing Number : 147-0714



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.