



£599,950

*At a glance...*



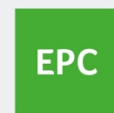
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**holland  
& odam**

10 Ash Lane  
Wells  
Somerset  
BA5 2LU

**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 Wookey Hole onto Wookey Hole Road. Follow the road passing Blake Road on the left. Take the next right into Ash Lane and the property can be found on the left hand side after approx' 100m.

## 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.

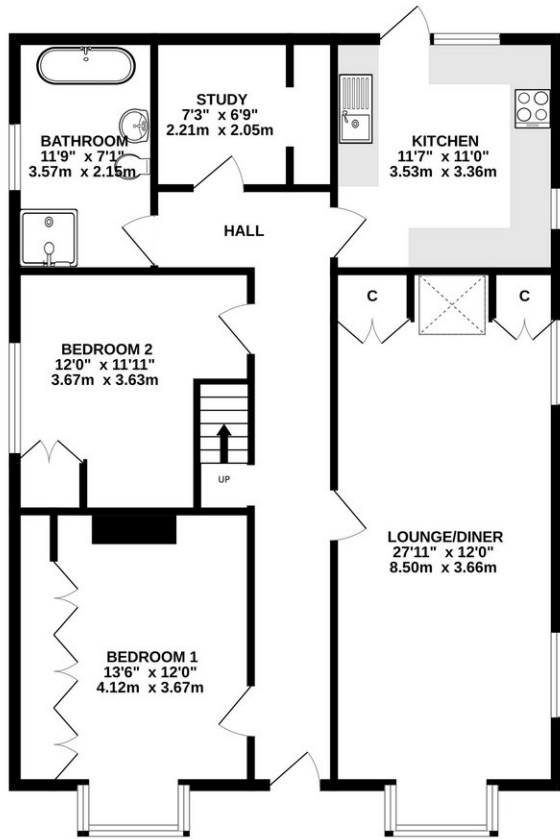
## Insight

A deceptively spacious chalet bungalow in the sought after location of Ash Lane. Benefitting from having four double bedrooms and an additional study along with a large double aspect sitting/dining room. There is a garage and driveway parking for two or three cars. Well maintained gardens and vegetable plot with greenhouse and additional storage.

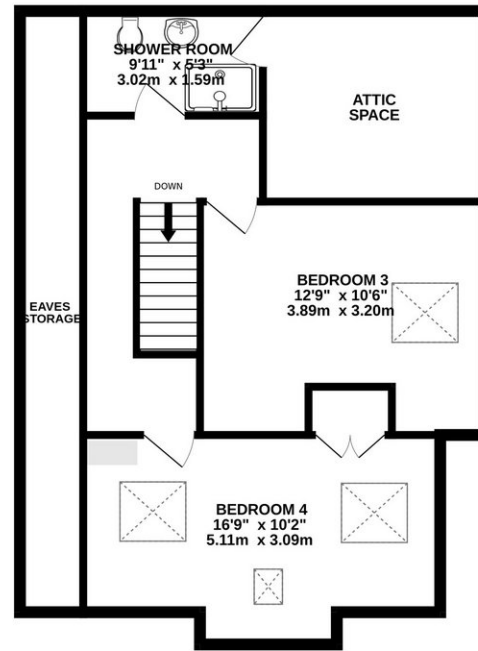
- Four double bedrooms, two on the ground floor and two upstairs in the attic conversion all having storage
- Cat 6 Cabling for ultrafast broadband connectivity, ideal for working from home
- 25ft long double aspect sitting/dining room
- Good size country style kitchen with white goods included
- Well maintained gardens all around with a super vegetable plot to the rear and a range of fruit trees
- Water filtration unit providing clean, limescale free water and extending life of appliances
- Income producing solar panels with approx 11 years remaining
- Nearby access to countryside walks
- No onward chain



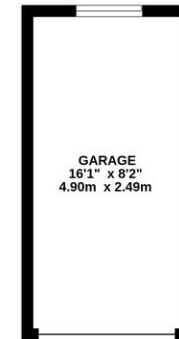
GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.5 sq.m.) approx.



GARAGE  
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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