



£295,000

At a glance...



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**holland
& odam**

10 Coronation Road
Wells
Somerset
BA5 2BU

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Continue along the Portway and take the first turning on the left into Coronation Road. Take the next turning on the left and the property can be found straight ahead.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via a Vaillant combination boiler replaced in 2016.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

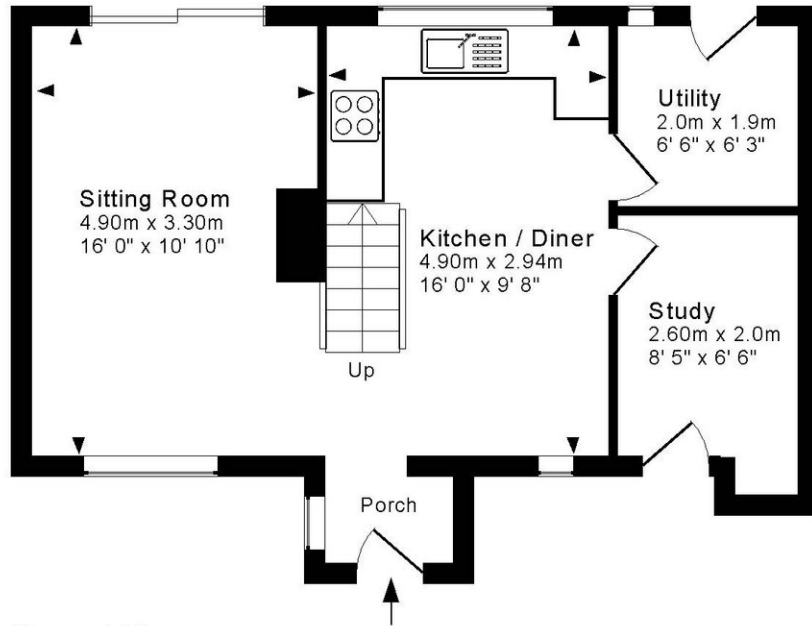
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

A mid terraced house offering family sized accommodation with off road parking to the front for three cars and a 66' rear garden. The ground floor accommodation is relatively open plan with a both a useful separate study and utility room. All three bedrooms can accommodate double beds.

- Open plan ground floor accommodation with entrance lobby area
- Sitting room with double aspect and fireplace. Patio doors onto the rear garden.
- Fitted kitchen with gas hob and electric oven
- Utility room with access to the rear garden. Separate study with door to the front
- Three bedrooms all of which will accommodate a double bed and two of them with built-in storage
- Bathroom and separate W.C.
- Hardstanding to the front for up to three cars
- 66' (20m) long garden to the rear. Well stocked flower beds. Patio and lawn
- Recently replaced double glazed windows and doors
- Ideal family home!

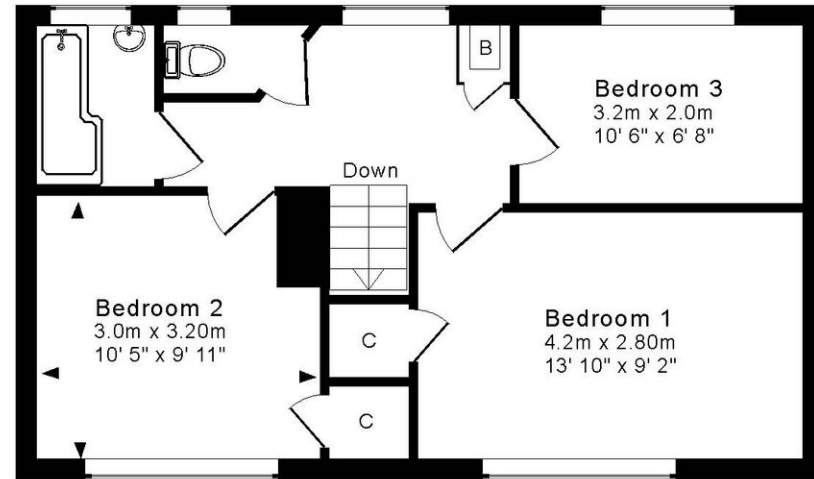




Ground Floor

For indicative purposes only.
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First Floor

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