








£220,000

At a glance...

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**holland
& odam**

30 St. Cuthbert Street
Wells
Somerset
BA5 2AW

TO VIEW
55 High Street, Wells,
Somerset BA5 2AE
01749 671020
wells@hollandandodam.co.uk



Directions

From our office proceed to the bottom of the High Street into St Cuthbert Street and the property can be found at the far end of the street 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



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.

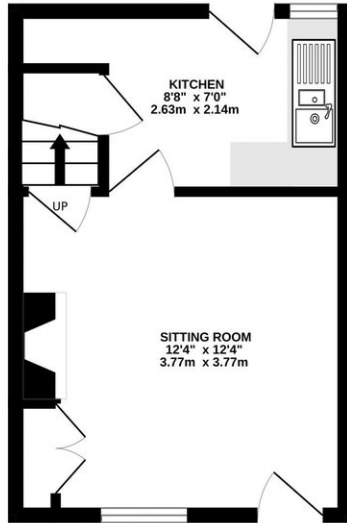
Insight

A mid terraced cottage in central Wells offered for sale with no onward chain complication. Ideal first time buy or as an investment property perhaps for holiday letting.

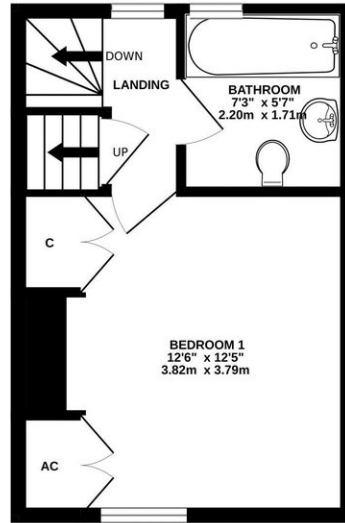
- No onward chain
- Character cottage in a central position
- On street parking
- Sitting room
- Kitchen with door onto the rear courtyard
- Two double bedrooms with the accommodation over three floors
- Small courtyard to the rear
- Conservation area
- Easy level walk into the High Street
- Easy access for viewings



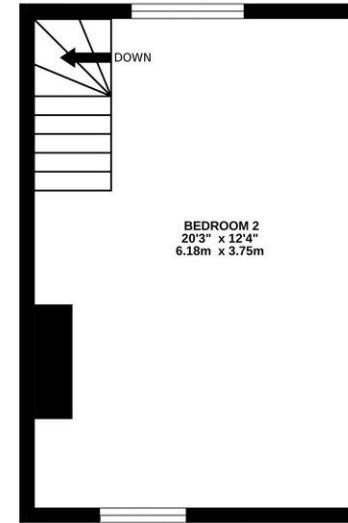
GROUND FLOOR
236 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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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.

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