



£320,000

At a glance...



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COUNCIL
TAX

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**holland
& odam**

22 Sealey Crescent
Wells
Somerset
BA5 3JF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow the signs for The Horringtons B3139 into St Thomas Street and Bath Road. Pass the turning to Hawkers Lane on the left and the Garage on the right and then take the second left into Churchill Road. Take the second right into Sealey Crescent and then turn right again into the cul-de-sac. The property will be straight in front of you.

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. Sealey Crescent is convenient for Stoberry Primary School or Horrington Primary school. It's also within a short walk of the well stocked Budgens garage/post office on Bath Road.

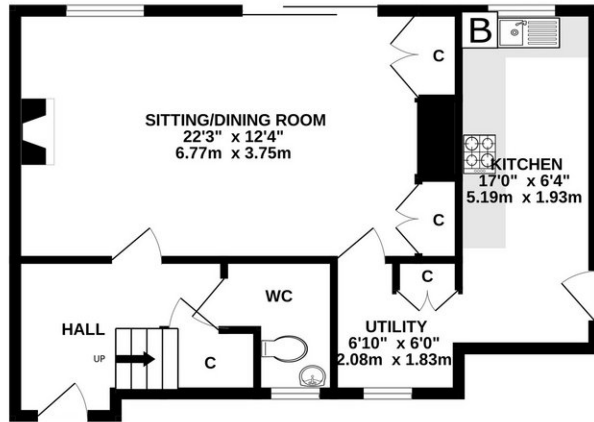
Insight

A spacious three bedroom property with a larger than average garden set in an elevated position on the East side of Wells. Benefitting from having driveway parking and a garage along with solar panels which are owned. No onward chain.

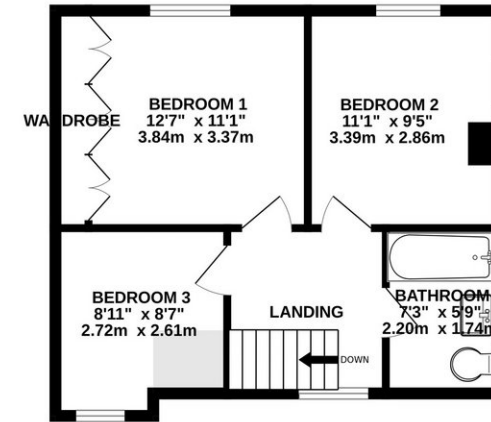
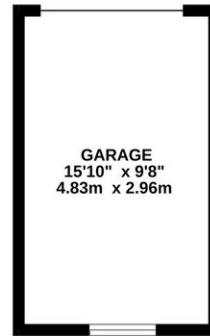
- Generous sitting / dining room with patio doors leading out onto a raised decking area.
- Three bedrooms, two being good size doubles and one having ample storage with views over Wells and beyond
- Large garden to the rear with additional garden to the front
- Driveway parking for several cars and garage
- Upstairs has been rewired and an updated consumer unit has been installed
- Set in an elevated position
- Utility area with plumbing for a washing machine, tumble dryers and space for a fridge freezer
- Owned solar panels
- No onward chain



GROUND FLOOR



1ST FLOOR



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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