





£365,000

To View:

Holland & Odam
55, High Street, Wells, Somerset BA5
2AE

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wells@hollandandodam.co.uk



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1



2

Energy
Rating

D

Council Tax Band
D



Services

Gas Central Heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.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.

Description

A well presented city centre cottage that has been extensively refurbished over the last few years and offers some unusual features such as a decked roof terrace and 24' long dining kitchen. Offered for sale with no onward chain and viewing is highly recommended. The entrance to the property sits within Foster Court and opens into the dining kitchen. Enjoying plenty of light with a double aspect this large room enjoys a range of wall and base units with quality integrated "Neff" appliances including dishwasher, microwave, electric oven, induction hob and recirculating hood with a fridge freezer fitted under the stairs in addition to other extensive storage. The dining area could also accommodate a sofa to make this a lovely general living room. It's also worth noting that there is a cupboard in the kitchen which has previously housed a W.C. and wash hand basin but has been used more recently as a laundry area. At the front of the property is a lovely square shaped sitting room with a secondary glazed window and a feature fireplace with wood-burning stove inset. There are fitted storage cupboards and a shelved recess. On the first floor there are two double bedrooms. One of them has a dressing area or study area off (potentially this could be fitted as an en suite) in addition to a built-in double wardrobe with the other bedroom having access to the roof terrace. The bathroom has a corner shower cubicle, wash hand basin in vanity with storage and a W.C. There is a former airing cupboard in the bathroom that could be utilised to include a bath.

Directions

From the High Street proceed into Broad Street and turn left into St John Street. At the T-junction turn right into Southover. The front door can be accessed through a passageway to Foster Court on the left hand side.





Ground Floor

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Drawing Number : 147-0697

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