



£275,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

85 Balch Road  
Wells  
Somerset  
BA5 2BX

**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 the A371 towards Cheddar into the Portway. Turn left into Coronation Road. Pass the central green and pass the turning left into Balch Road and the property can be found as the road starts to go downhill with a For Sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating and hot water via a Worcester combination boiler.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

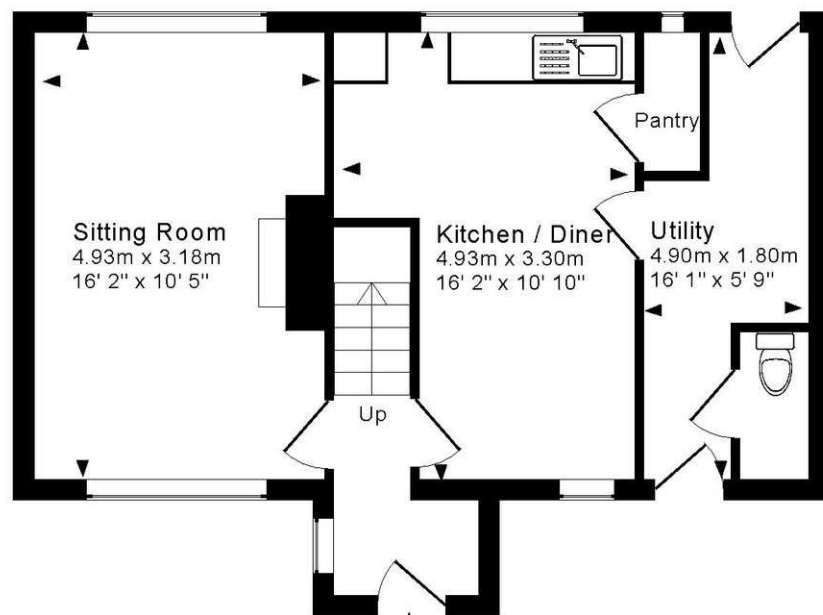
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 mid-terraced house in need of updating and offering huge potential to become a great family home with three good sized bedrooms. There is off-road parking to the front for two cars and a 40' garden to the rear. No onward chain.

- Entrance lobby with stairs to the first floor
- Double aspect kitchen diner with pantry cupboard and under stairs cupboard
- Double aspect sitting room with feature fireplace with wood-burning stove inset
- Utility side passage with doors to the front and rear and a ground floor W.C.
- Three generous bedrooms
- Bathroom and separate W.C.
- Gas fired central heating and double glazed windows
- Driveway parking to the front with space for two cars
- 40' long rear garden with greenhouse and shed with outside power and water
- Well situated for access to schools and a local convenience store

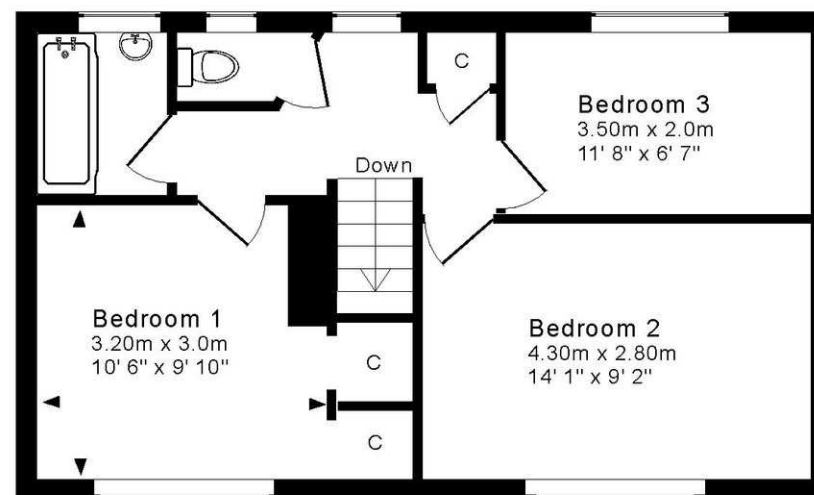




Ground Floor

For indicative purposes only.  
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First Floor

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