



Price Guide  
**£400,000**

*At a glance...*



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**holland  
& odam**

2 Woodacre  
Wells  
Somerset  
BA5 2TE

**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 B3139 The Horringtons and proceed through The Liberty. At the Fountain Inn bear left into St Thomas Street. Continue to the top of the hill turning left into North Road just after passing St Thomas' church. Take the third turning right into Woodacre and the property can be found on the left.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

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

## Tenure

Freehold





## Location

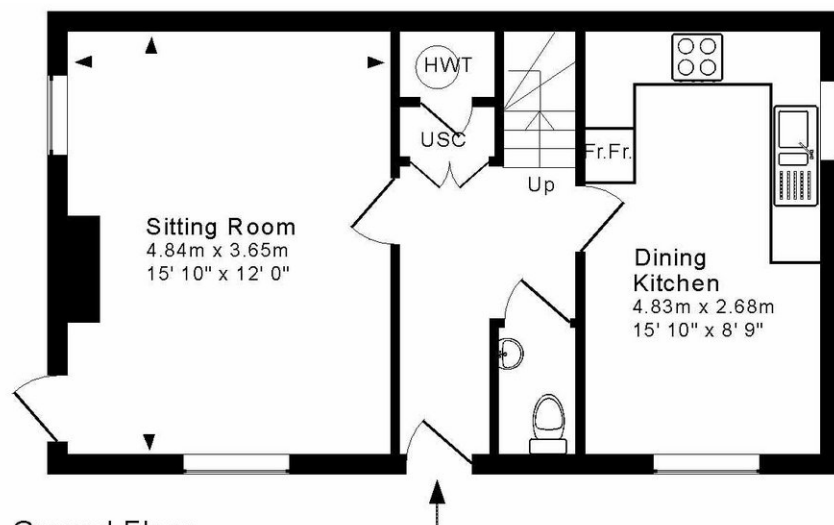
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

This semi-detached house offers a quiet, tucked away position within easy reach of the city centre with the benefit of a double driveway and a level, south-facing garden. Ideal for a family wanting access to local schools or perhaps a downsizing buyer wanting a relatively central position. Viewing highly recommended.

- Light and airy accommodation with predominantly south-facing windows
- Entrance hall with cloakroom off and built-in storage
- Double aspect dining kitchen with plenty of space for a table and chairs
- Kitchen with a range of integrated appliances including, oven, hob and fridge freezer with plumbing for washing machine and dishwasher
- Double aspect sitting room with a feature gas "Living Flame" fire and access to the garden
- Master bedroom with en suite shower room and built-in wardrobes
- Two further bedrooms and a family bathroom (with shower over the bath)
- Driveway parking for two cars
- South-facing, level garden to the side of the property extending to c.35' x 30' (10.6m x 9.14m)
- Set on a private road just off North Road

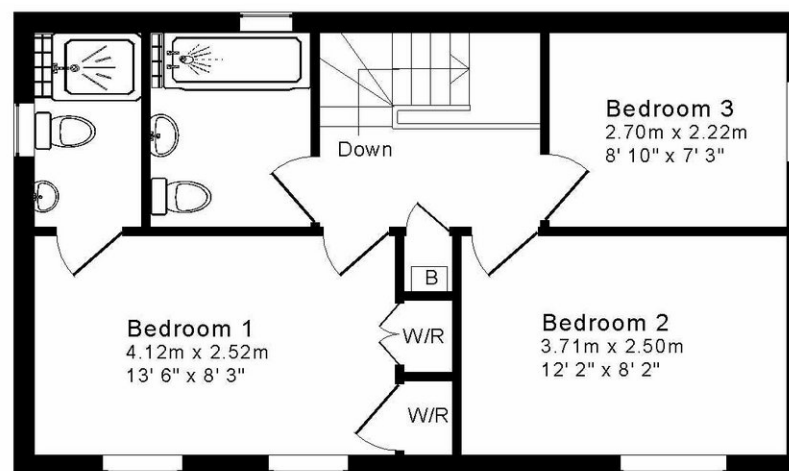




**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0826

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**First Floor**

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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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