



£410,000

*At a glance...*



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**holland  
& odam**

24 Woodbury Avenue  
Wells  
Somerset  
BA5 2XP

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the next turning right into Woodbury Avenue (after Budgens petrol station). Follow the road round to the right and the property can be found on the right hand side immediately after the turning into Manning Close.

## 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.

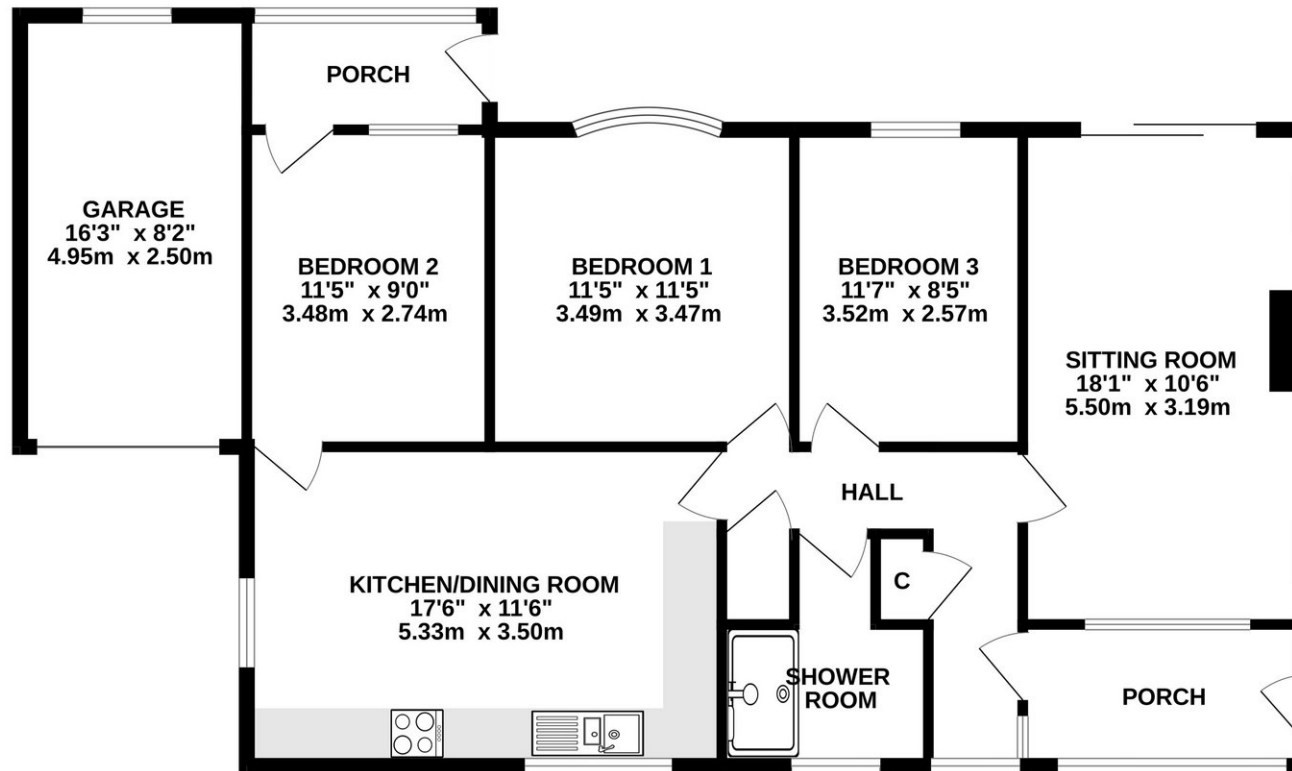
## Insight

A detached bungalow set on a corner plot in a popular road within sight of Wells Cathedral. The garden has been designed for low maintenance and the property offers flexible accommodation. Single garage and plenty of parking. Within a level walk of the city centre and enjoying views to Tor Woods.

- Entrance porch and hallway
- Triple aspect sitting room with feature fireplace
- Large fitted dining kitchen with a double aspect and looking towards Tor Woods
- Three bedrooms (one could be used as a dining room)
- Former bathroom now fitted as a shower room with a walk-in shower
- Gas central heating and double glazed windows
- Attached single vehicle garage with power and light. Plenty of driveway parking
- Low maintenance gardens to the front and rear with summerhouse and large shed
- Lovely views to the front and within a level walk of the city centre via Tor Furlong and the Bishop's Palace



GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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