

£399,950

At a glance...

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holland & odam

36 Wand Road
Wells
Somerset
BA5 1WD

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

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wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit. Take the first turning left into Wand Road and the follow the road bearing to the left. The property can be found on the right hand side as the road bends right.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges - approx' £200pa







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

An incredibly well presented three bedroom detached home with stylish garden room extension. It is extremely light throughout and has a real feeling of space. It has been well maintained by the present owners and has a low maintenance garden, garage and driveway parking.

- Smart kitchen dining room which has been extended to create a really sociable area ideal for family gatherings.
- The kitchen has an integrated single oven with gas hob, Neff dishwasher, and washing machine. There is also an island offering further storage and worktop space.
- Generous double aspect sitting room with plenty of room for large furniture.
- Downstairs cloakroom and under stairs cupboard
- Dual aspect principal bedroom with ample space for additional furniture. The ensuite shower room is again presented in great order and comprises toilet, wash handbasin and walk in double shower.
- Bedroom two is another double room also being dual aspect while bedroom three is a little smaller but can still comfortably accommodate a double bed and wardrobe
- The family bathroom comprises bath, toilet and wash handbasin
- The rear garden has a pergola and area of decking along with low maintenance artificial grass and a hot tub. There is also side access
- Driveway parking and garage with light and power. Additional external power sockets in situ.
- New boiler installed in 2025







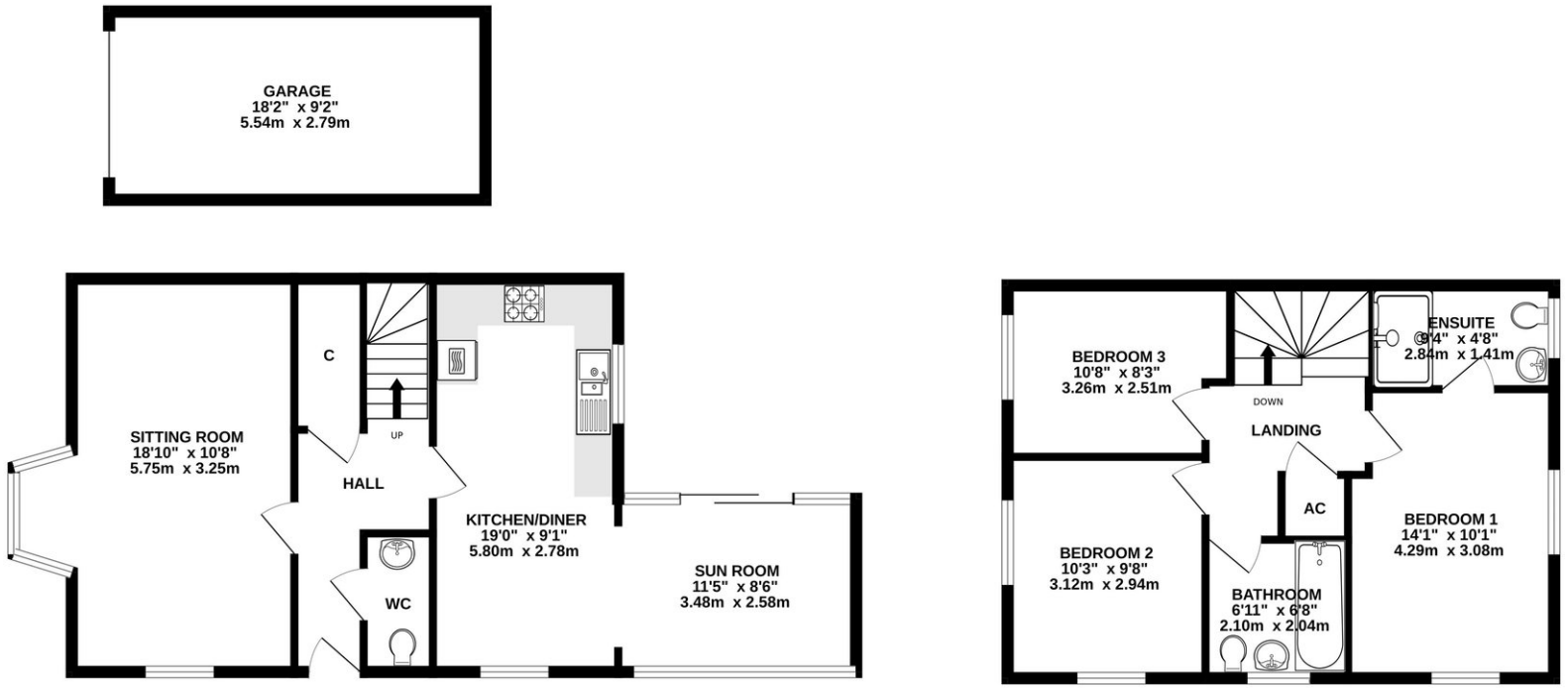






GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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