

£315,000

At a glance...

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holland & odam

26 Rowdens Road
Wells
Somerset
BA5 1TU

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. At the Sherston Inn roundabout turn left along East Somerset Way and take the first turning right into Rowdens Road. Number 26 can be found on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
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 Victorian two bedroom terraced home with garage to the rear. Coming to the market for the first time in 30 years. Potential to go into the attic subject to the necessary consents yet still offering plenty of living space as it is. Being offered with no onward chain.

- Good sized kitchen with plenty of wall and base units which in turn leads into the breakfast room
- Separate utility room with a sink, ample worktop space and room for white goods
- Generous sitting room with an attractive feature fireplace with a bay window looking over the south facing front garden
- Dining room with feature fireplace
- Two generous double bedrooms both having built in wardrobes. Bedroom one is to the front and has a nice outlook over the garden
- Large upstairs family bathroom
- Outside W/C
- Large single garage
- No onward chain







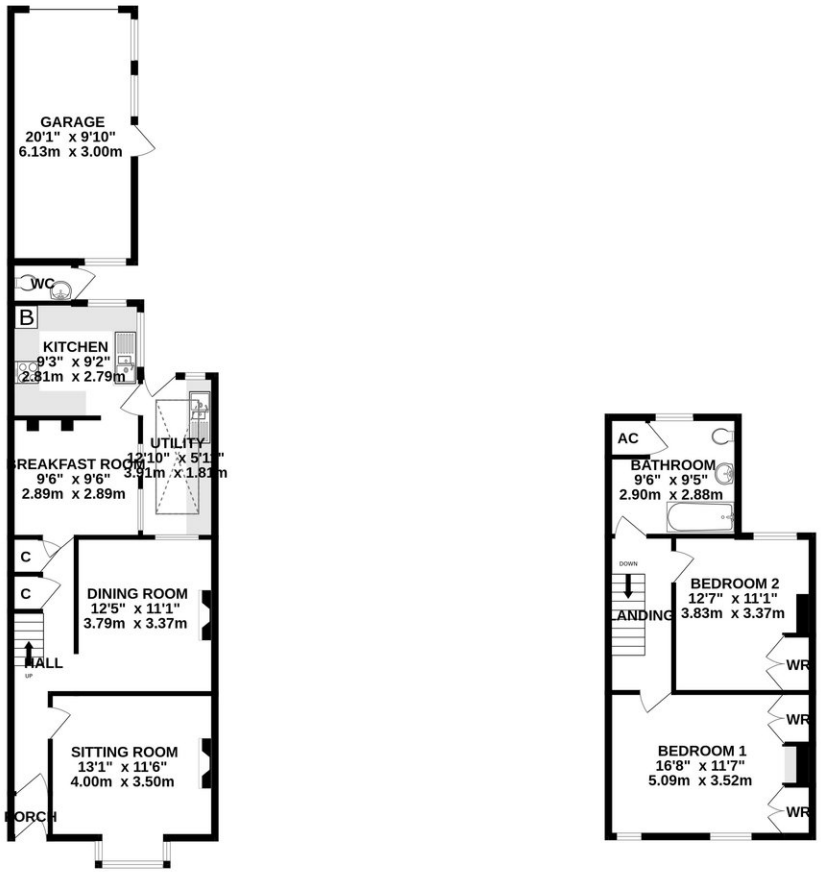






GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

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