



£450,000

At a glance...



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**holland
& odam**

49 Jocelyn Drive
Wells
Somerset
BA5 2HA

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From central Wells take the A39 towards Glastonbury. Pass the Health Centre and turn right into Jocelyn Drive. The property can be found on the right hand side opposite Kingdom Gym.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold.
No estate charges.



Location

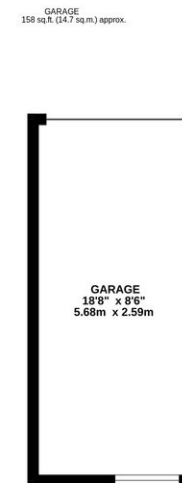
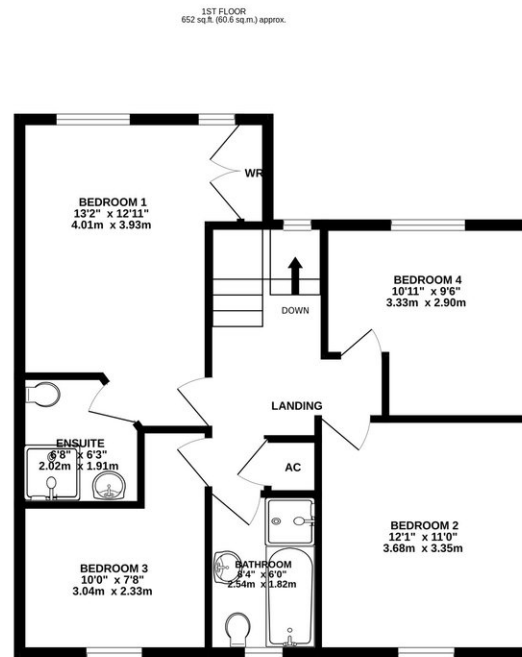
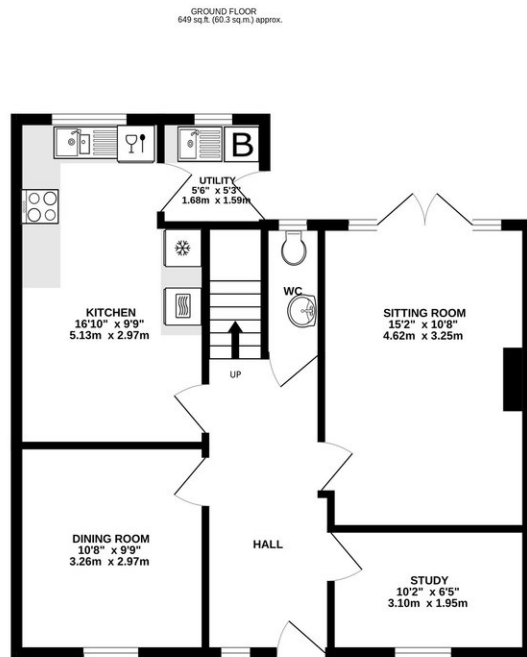
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 family house built in 2001 offering spacious and immaculately presented accommodation within level walking distance of the city centre. Of particular note are the four double bedrooms. Viewing is highly recommended.

- Entrance hall with cloakroom off
- Sitting room with french doors onto the garden and a feature fireplace with gas fire inset
- Dining room and useful study
- Generous kitchen diner with integrated appliances including gas hob and electric oven, dishwasher and fridge freezer
- Utility room with door to the garden
- Master bedroom with built-in wardrobes and en suite shower room
- Three further double bedrooms
- Family bathroom with separate shower
- Rear garden extending c.40' x 28' (12.2m x 8.5m) enjoying a good degree of privacy and with rear access
- Single garage and driveway parking





TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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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