



£225,000

At a glance...



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**holland
& odam**

1 Broad Close
Wells
Somerset
BA5 3NJ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

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Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road. Pass the Bath Road garage and take the second turning right into Bedford Road. The property can be found on the right hand side on the corner of Broad Close with a for sale board displayed.

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

Set on the popular east side of the city. 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 end of terrace bungalow with no onward chain and set in a large plot. The property requires some updating and offers great value for money in this popular residential area on the east side of the city. Scope to provide parking and to extend (subject to the necessary permission)

- Entrance hall with airing cupboard containing a Vaillant gas fired boiler
- Sitting room with a south facing aspect and overlooking the rear garden
- Kitchen with door to the side and a range of wall and base units
- Two bedrooms
- Bathroom with electric shower over the bath
- Good sized garden extending to c.93' x 43' (28.3m x 13m) (including the property)
- Detached outbuilding with power and light c.10' x 5'5 (3.06m x 1.68m)
- Scope to provide parking and to extend (subject to the necessary permission)
- No onward chain



Broad Close, Wells

Approximate Gross Internal Area
570 sq ft - 53 sq m

Kitchen
9'7 x 8'11
2.92 x 2.72m

Sitting Room
14'8 x 10'11
4.46 x 3.32m

Bedroom 1
12'6 x 10'11
3.81 x 3.32m

Bedroom 2
9'8 x 7'11
2.95 x 2.41m

Bathroom
6'4 x 6'1
1.94 x 1.85m

Not to Scale. Produced by The Plan Portal 2026
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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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