

# £128,500

*At a glance...*

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holland & odam

Flat 3, 74 St. Thomas Street
Wells
Somerset
BA5 2UZ


**TO VIEW**
55 High Street, Wells,
Somerset BA5 2AE
**01749 671020**
**wells@hollandandodam.co.uk**



## Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. The property can be found half way up on the right hand side.

## Services

Mains electricity, water and drainage are connected.
Electric heaters

## Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

## Tenure

Leasehold
Lease expires 31/07/2171
Peppercorn Ground Rent







## Location

St Thomas Street is a fascinating part of of the city and dates back to medieval times. Within a short walk of the Cathedral and city centre it now comprises mainly residential properties although there is a pub and a restaurant at the lower end of the street with a church at the top end with a useful garage/post office beyond within Bath Road.

## Insight

A well positioned two storey flat close to the centre of Wells. Entrance with stair case leading to the first floor where you'll find the good sized open plan lounge diner and recently fitted kitchen. Generous bedroom and updated bathroom. Set in a conservation area and being offered with no onward chain.

- Entrance leading up a staircase to the first floor
- Good size open plan kitchen / sitting room
- Under stairs pantry offering further storage
- Recently refitted kitchen
- Modern bathroom
- Two storey flat
- Close to Wells city centre and the Bishops Palace
- Lovely countryside walks just minutes away
- Presently achieving a rental of £775 pcm so a yield of 7.2%
- Being offered with no onward chain

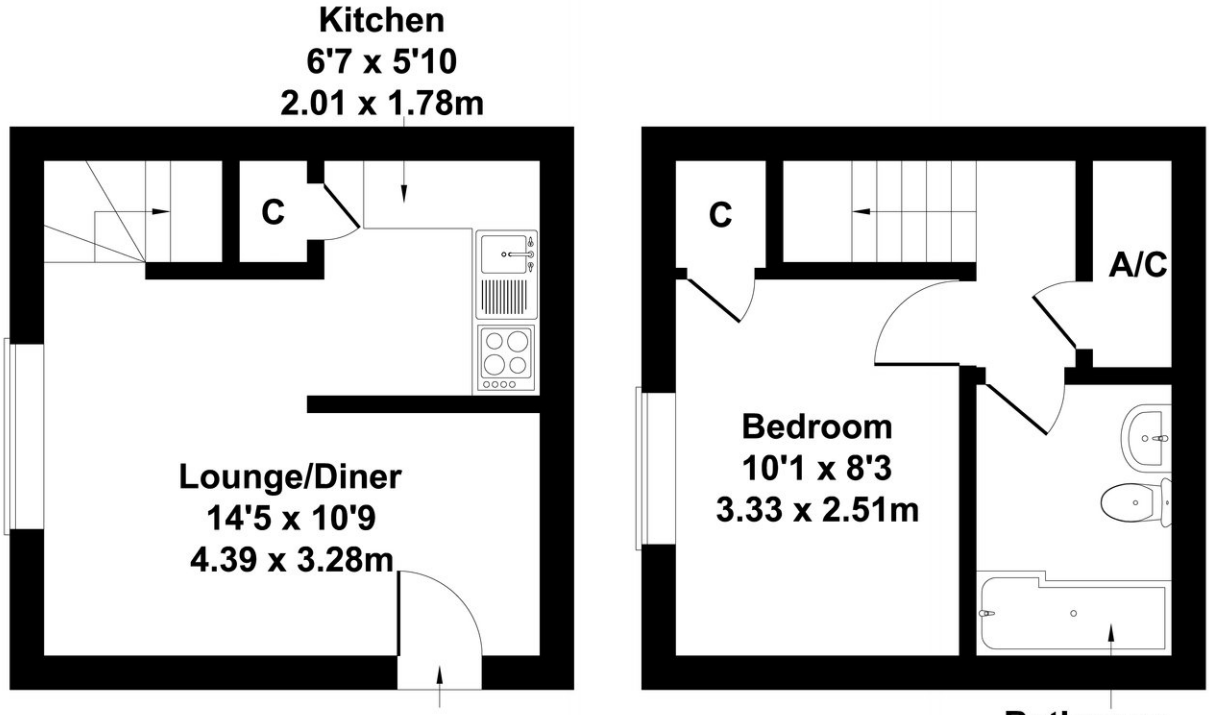






# St. Thomas Street

**Approximate Gross Internal Area**
**409 sq ft - 38 sq m**




**GROUND FLOOR** **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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**DISCLAIMER**

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