

# The Barn

Lethbridge Road, Wells, BA5 2FW

COOPER  
AND  
TANNER



## £35,000 Freehold

### DESCRIPTION

A splendid single storey attached barn, currently used as a storage/lock up - accessed from Lethbridge Road and offered with no onward chain. The property is of block and stone construction with a pitched roof and exposed steel beams. The property has a right of access through a metal five bar gate with a pedestrian door providing access.

The Barn could be used and adapted for a variety of uses subject to the necessary consents.

### OUTSIDE

There is no outside space with the barn.

### SERVICES

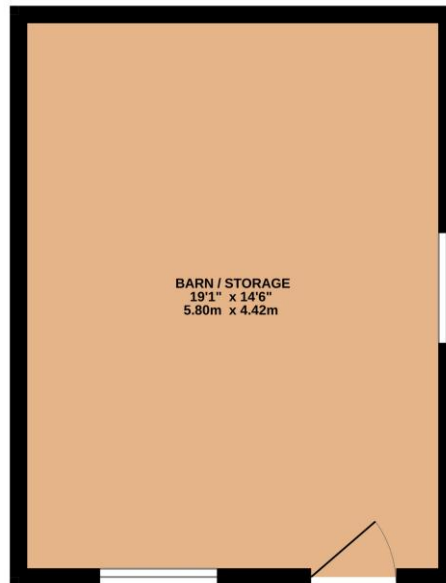
There are no services connected to the property. Potential buyers must make their own enquiries if they wish to get services connected.

### DIRECTIONS

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way. Proceed along Charter way passing Barnard Court on the left. Take the next turning on the right into Lethbridge Road. Continue to the very end of Lethbridge Road and you will see a five bar metal gate directly in front of you. The property is just beyond the gate on the right hand side.



GROUND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 276 sq ft. (25.6 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 misstatement. 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.  
Made with Herington 12/25



## FEATURES

- NO ONWARD CHAIN
- STONE & BLOCK BUILT CONSTRUCTION
- CIRCA. 25.6 SQM
- VARIETY OF USES – SUBJECT TO NECESSARY

## CONSENTS

- JUST A SHORT WALK FROM THE CENTRE OF WELLS
- PEDESTRIAN ACCESS TO THE FRONT
- QUIET RESIDENTIAL LOCATION



## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### WELLS OFFICE

Telephone 01749 676524

19 Broad Street, Wells, Somerset, BA5 2DJ

[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

