



£550,000

*At a glance...*



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**holland  
& odam**

31 Wells Road  
Wookey Hole  
Wells  
Somerset  
BA5 1DN

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells city centre follow signs for Wookey Hole via Wookey Hole Road. As you go out of Wells and past the new development on the Left hand side, you go around a sharp right hand bend. The property can be found after 200 metres on the right hand side. There is plenty of parking available.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Wookey Hole is a thriving village within a short drive of Wells with popular pub, village club and, of course, the famous Wookey Hole Caves. The countryside around the village is classed as an area of outstanding natural beauty. 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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Other facilities include an independent cinema and 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 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.

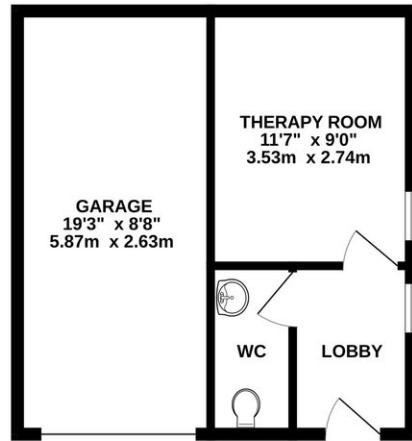
## Insight

Well presented three bedroom bungalow set in an elevated position in the sought after village of Wookey Hole. Benefitting from far reaching westerly views and a really well laid out open plan living area from which to enjoy the views. Ample parking available along with a garage and separate studio.

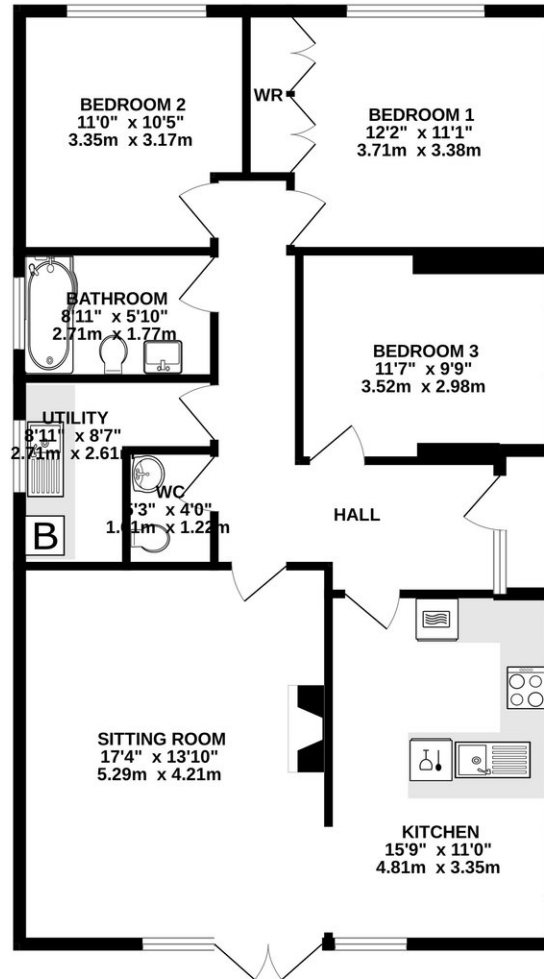
- Much improved during the present vendor's ownership having been rewired, replumbed (with a new boiler installed), extended and the sitting room opened up to maximise the views.
- Kitchen with granite worktop and integrated appliances including a Neff "hide'n'slide" oven and extractor, microwave, along with Bosch induction hob and dishwasher.
- Large sitting room with a stylish gas burning stove
- Engineered oak flooring
- Spacious entrance hall
- Utility room with space for a washing machine and a tumble dryer
- Ample parking and garage
- Separate studio/office space presently used as a therapy room with cloakroom
- Rear garden with far reaching views
- Front garden with a patio



OUTBUILDINGS  
348 sq.ft. (32.4 sq.m.) approx.



GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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