



£525,000

At a glance...



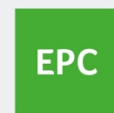
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**holland
& odam**

Avalon
Lower Westholme
Pilton
Shepton Mallet
Somerset
BA4 4EL

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the first exit at the Sherston roundabout onto the East Somerset Way (A371). Pass Morrisons and go straight through the traffic lights. After 1 mile approx, take the next turning right and follow this road until you reach a T-junction. Turn left and follow this road into the village of North Wootton and at the end of the High Street turn left into Stocks Lane. Go over the little bridge and turn right (signed for West Pennard) stay on the lane for 3/4 mile and turn left into Watery lane then immediately right into Tanyard Lane. The property will be on the left hand side.

Services

Mains electricity and water are connected. Private drainage. Oil central heating. LPG gas for cooker.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Set close to a popular village well away from any main roads and conveniently placed for access to Wells, Shepton Mallet, Glastonbury and Street. The village offers a public house and village church with a village shop available in the next door village of Pilton. 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. In addition there is a theatre and independent cinema. 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). Glastonbury is immersed in mystical legend and can offer a more alternative lifestyle for those seeking it. The town centre enjoys a good range of shops, supermarkets, restaurants, cafes, public houses and health centres. Bristol and Bath lie c.22 miles away 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 away.

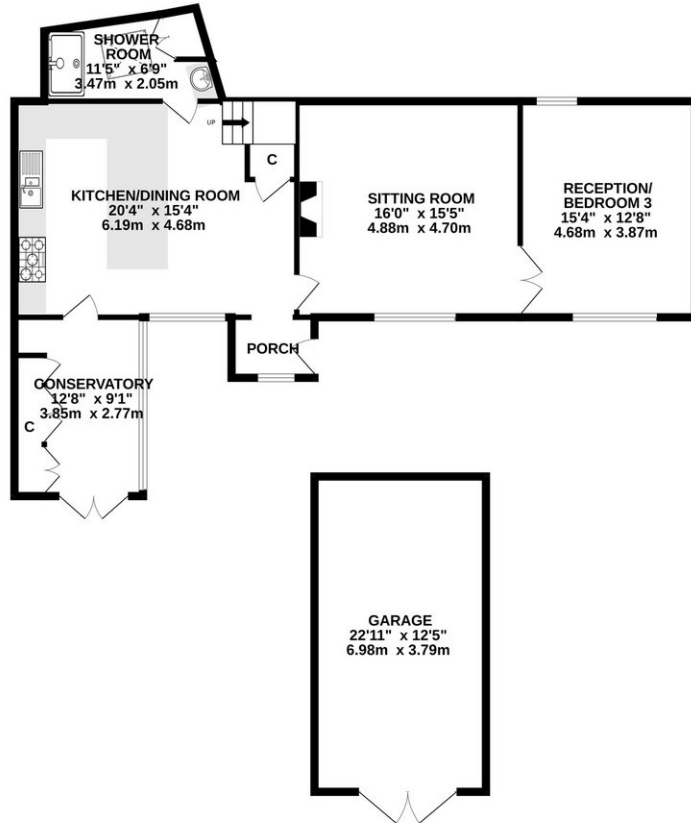
Insight

"Avalon" is a pretty cottage with kerb appeal set in a desirable hamlet on a quiet lane between the villages of Pilton and North Wootton. Offering versatile accommodation and a large kitchen dining room with plenty of parking and a well maintained garden. It really is in a idyllic rural location.

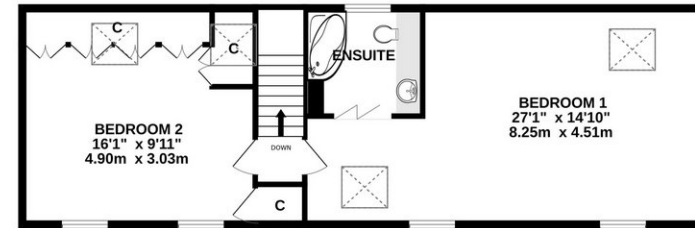
- Stunning rural setting with countryside walks on the doorstep
- Large kitchen/dining room with plenty of worktop and storage space
- Three bedrooms, two on the first floor and one on the ground floor
- Conservatory with views of the garden and ample storage units along with space for a washing machine.
- Downstairs shower room and upstairs en suite bathroom
- Ample parking and large garage/workshop and a log store
- Bedroom one has an en suite bathroom while both bedrooms have dormer windows looking over the garden
- Well established country garden mainly laid to lawn with attractive flower beds and wood store
- Large patio for outdoor entertaining



GROUND FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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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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