



Guide Price
£475,000

At a glance...



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holland
& odam

The Willows
West Horrington
Wells
Somerset
BA5 3ED

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre take the B3139 The Horringtons into St Thomas Street and continue into Bath Road. Continue along this road past West Horrington primary school on your right. Take the next left turning into West Horrington and follow the road up the steep hill and the property can be found on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

West Horrington is a pretty village on the north eastern outskirts of the city of Wells with a very popular primary school. Wells is c.1 mile to the south west and is the smallest Cathedral city in England and offers a wide choice of shops including Waitrose and facilities include a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the north and north-east respectively.

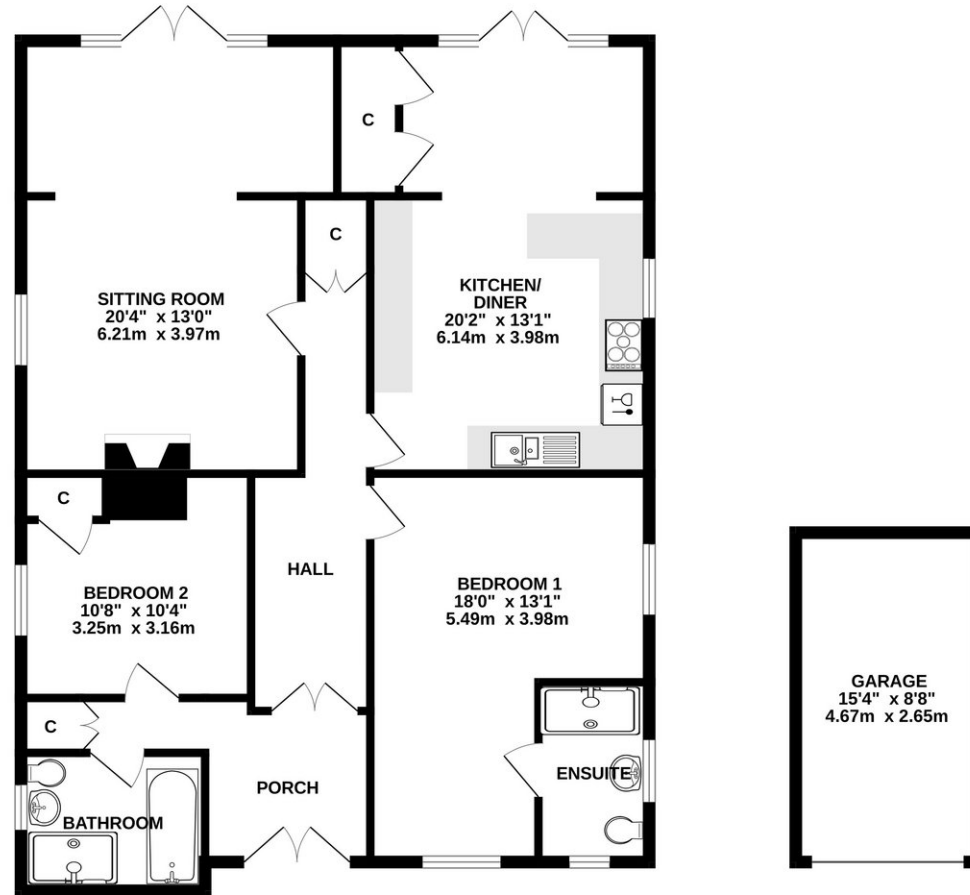
Insight

An extended bungalow enjoying wonderful far-reaching views and set in a quiet village close to Wells. Modernised and extended over the last 12 years the property also benefits from a well stocked, south-facing garden. Scope to extend into the roof and create a sizeable property (subject to the necessary permissions).

- Spacious living accommodation
- Entrance hall with laundry cupboard and cloaks cupboard
- Large dining kitchen with views, double aspect and integrated appliances including, oven, hob, fridge, freezer and dishwasher
- Extended sitting room with wood-burning stove and views
- Two double bedrooms (one of which could be divided into two bedrooms)
- Family bathroom with separate shower and en suite shower room (both with underfloor heating)
- Garage and level driveway with parking for three vehicles
- Mature and well established garden with a large wooden shed overlooking open countryside
- Scope to extend into the roof space (subject to the necessary permission)
- Oil fired central heating and quality double glazing



GROUND FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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