





£675,000

To View:

Holland & Odam

55 High Street, Wells

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Energy
Rating

D

Council Tax Band F



Services

Mains electricity, water and drainage are connected. Oil central heating system. Solar panels (currently non-income producing).

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Wells follow signs for the A371 towards Cheddar and then the B3139 towards Burnham on Sea. Upon reaching the Burcott Inn take the second right into Preywater Road and then take the next right into Abbey Close. The property can be found on the far side with a for sale board displayed.

Description

A detached chalet-style property set in a lovely, mature garden of c.1/3 acre with a double tandem garage and generous living accommodation of c.1,700 sq ft (157 sq m) including four double bedrooms. Lovely village location and easily accessible to Wells. Offered for sale with no onward chain.

An entrance porch opens into a hallway with stairs leading up to the first floor with an under stairs cupboard, airing cupboard, linen cupboard and cloaks cupboard. The first door to the left is into a sitting room with a large bay window and a feature fireplace with a multi-fuel stove inset. This room like the hallway has an oak floor which we understand runs throughout the ground floor. To the rear of the hall is a dining room overlooking the garden and adjacent is a generous kitchen breakfast room with a range of wall and base units and integrated appliances. There is a useful larder cupboard and a further built-in store cupboard. A door leads into a utility area with doors to both the front and rear and housing the oil fired boiler. Another door leads into the double tandem garage with power and light and houses a wine store and the oil tank.

Back to the hall and there are two double bedrooms off the hallway. One has a recently re-fitted en suite shower room. In addition there is a family bathroom on the ground floor.

On the first floor there are two double bedrooms. One has under eaves storage and a double aspect and the other has access into a large area of undeveloped roof space with power and flooring. There is also a family shower room.

Location

Wookey is a popular village just 2 miles from Wells that enjoys three public houses, primary school, cafe and village shop. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). 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 International Airport is c. 19 miles to the north-west.



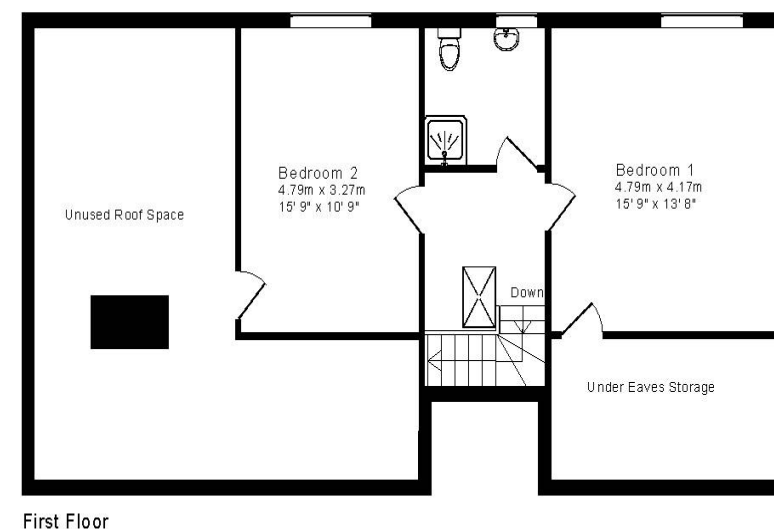
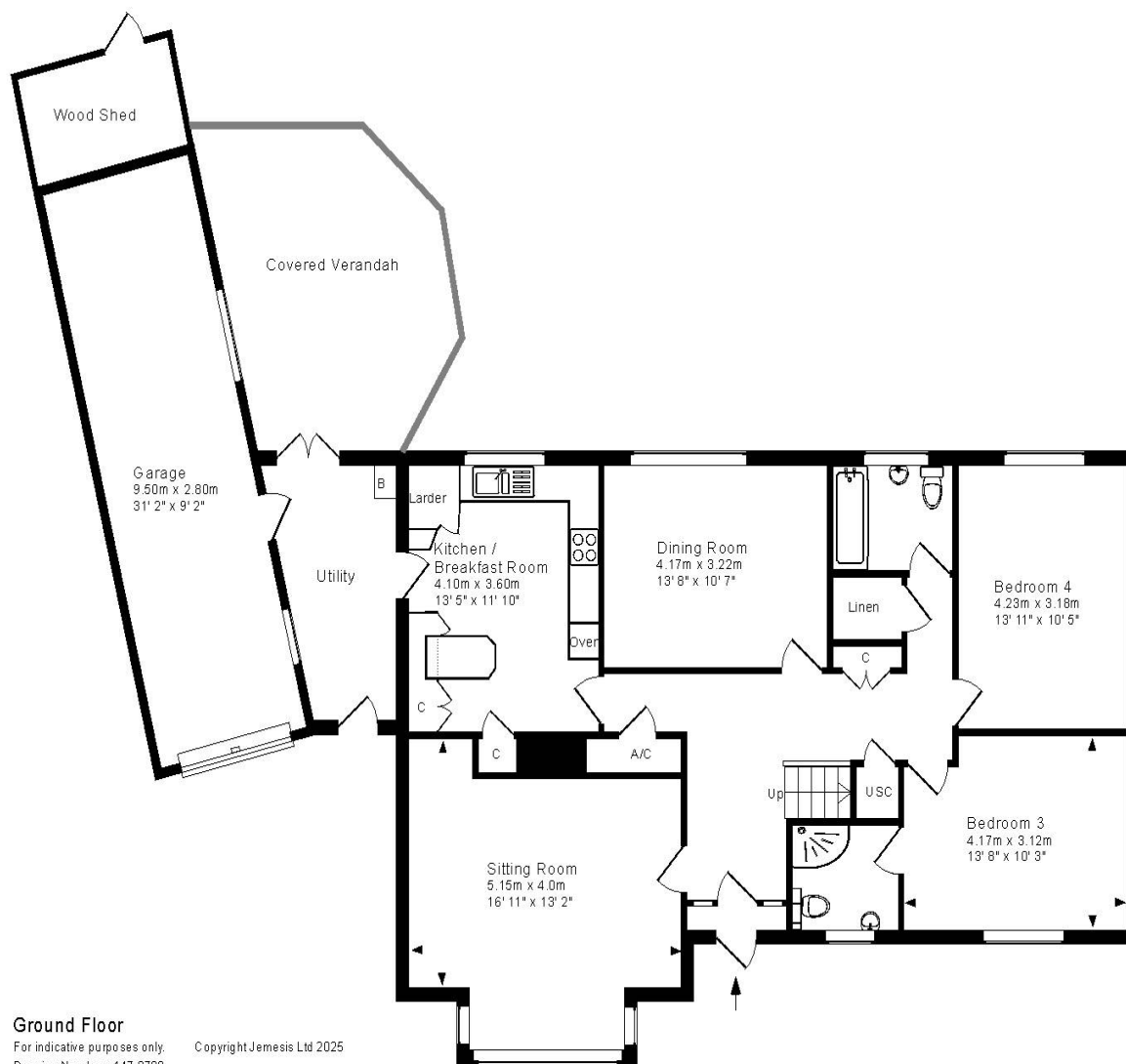


Set in a mature, level plot of c.1/3 acre with open fields behind. There is a lawned garden with well stocked flower beds to the front. A driveway leads to the garage and provides parking for three cars. There is scope to increase this if required. Outside sensor lighting.

A side passageway leads to the rear garden which enjoys a southerly aspect and is mainly laid to lawn with flower and vegetable beds, composting areas and a magnificent evergreen oak. At the rear of the garage there is a useful wood shed. Bounded by panel fencing to the north and stone walls to the east and south. Outside water tap, lighting and power.

- Entrance hall with generous built-in storage
- Sitting room with multi-fuel stove and wooden floors
- Dining room overlooking the rear garden
- Kitchen breakfast room with integrated appliances and adjoining a utility area
- Four double bedrooms (one with en suite shower room) with two on the ground floor and two on the first floor
- Ground floor bathroom and first floor shower room
- Double tandem garage with a wood shed to the rear
- Oil fired central heating and double glazed throughout
- Lovely, level garden of c.1/3 acre with a covered verandah
- Set in an attractive, mature cul de sac with open fields to the rear





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