



Guide Price
£350,000

At a glance...



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**holland
& odam**

4 High Street
Wookey
Wells
Somerset
BA5 1JZ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the A371 towards Cheddar and then the B3139 towards Burnham on Sea. Upon reaching the Burcott Inn, turn right into Vicarage road. At the cross roads turn left, and continue past "The Hub". 4 High Street can be found on the right before you get to the Ring O' Bells public house.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



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.

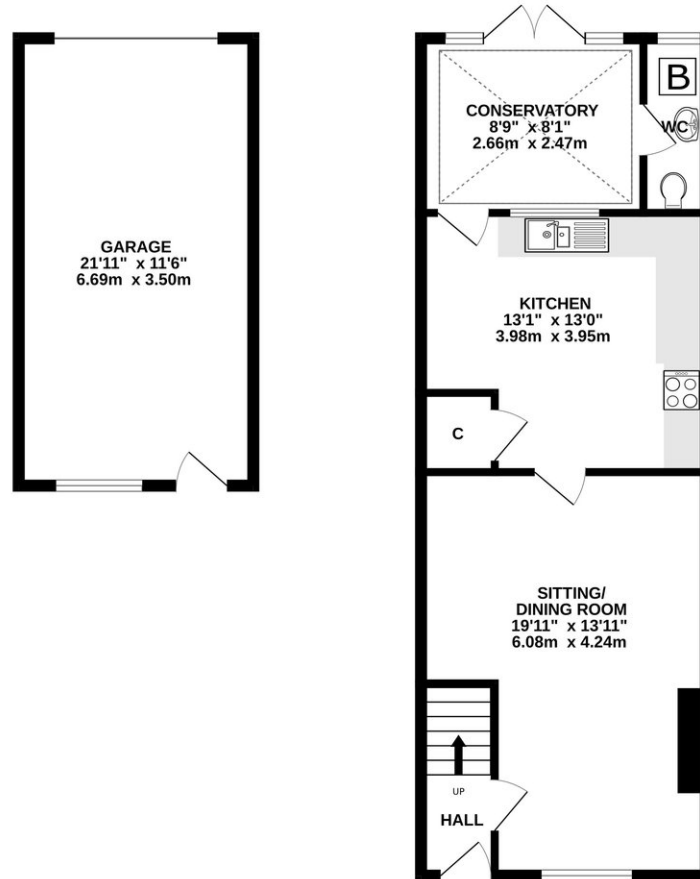
Insight

A lovely two double bedroom character cottage with garage and parking set in the centre of the popular village of Wookey. Presented in good order having been maintained and improved during the current vendor's ownership. Ideal as home or lock up and leave.

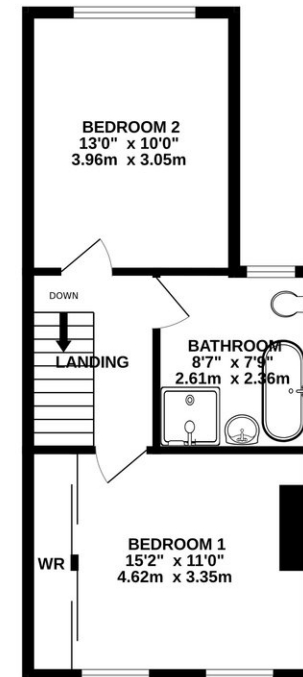
- Good size kitchen with plenty of wall and base units along with space for a Rangemaster cooker and white goods. Also room for a table and chairs
- Two generous double bedrooms, one with fitted wardrobes
- Large bathroom with bath and separate shower
- Modern conservatory to the rear fitted with Pilkington K thermal glass - approx' 6 years old
- Downstairs cloakroom
- Garage to the rear with inspection pit and a parking space in front. This can be accessed from the delightful cottage garden
- The garden is divided by a small path into two sections, the lower part is walled and accessed from the French doors. The upper section has a cottage garden feel with a variety of plants and shrubs
- Countryside walks on the doorstep
- There is a right of access for two neighbouring properties to pass between the two sections of garden



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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