









welcome to

Wookey Hole Road, Wells

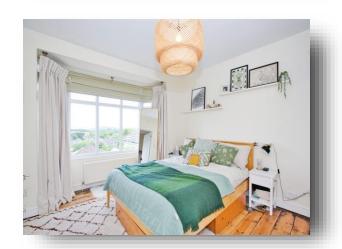
An impressive four-bedroom family home in a particularly spacious plot enjoying a wonderful garden, open views over farmland to the rear and the city to the front, providing exceptionally presented interiors combining contemporary and character features. Generous driveway approach and double garage.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Study

Lounge

11' 3" x 11' 11" (3.43m x 3.63m)

Kitchen Dining & Family Room

22' 6" x 25' 4" (6.86m x 7.72m)

Utility Room

5' 11" x 7' 11" (1.80m x 2.41m)

Cloakroom

First Floor Landing

Main Bedroom

12' x 13' (3.66m x 3.96m)

En Suite Shower Room

Bedroom Two

10' 11" min x 11' 8" (3.33m min x 3.56m)

Bedroom Three

7' 11" x 11' 5" (2.41m x 3.48m)

Bedroom Four

8' x 8' 8" (2.44m x 2.64m)

Family Bathroom

7' 3" x 7' 10" (2.21m x 2.39m)

Outside

Front Garden

Rear Garden

Double Garage

18' 4" x 18' 7" (5.59m x 5.66m)

Driveway Approach

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Wookey Hole Road, Wells

- Detached Home Commanding a PRIVATE Elevated Position ** Stunning Views & Easy Access to City Centre
- Impressive Spacious & Stylish Interiors ** Lounge with Open Fireplace ** Separate Study / Home Office
- Outstanding Kitchen/ Dining Room ** Separate Utility Room** Cloakroom
- Four Double Bedrooms ** Principal Bedroom with Ensuite ** Family Bathroom
- Large, Mature Garden Backing onto Fields ** Southerly Facing Sun Terrace
- Double Garage & Driveway Approach with EV Charging
- Walking Distance to Wells High Street, Schools & Other Amenities.
- Sought After City Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£875,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106060



Property Ref: WEL106060 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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