

# LODESTONE



The Swallows - 8 Abbey Close, Wookey





## The Swallows - 8 Abbey Close

Wookey, BA5 1LF

Guide Price: £650,000

3   
Bedrooms

2   
Bathrooms

1   
Receptions

### PROPERTY FEATURES

- Spacious detached three-bedroom bungalow in popular village of Wookey
- Good size plot with beautiful rear garden
- Light spacious kitchen/diner
- Double Glazed throughout
- Ideal for someone wanting accommodation on one level
- Large attached garage
- No onward chain





The Swallows' is a spacious, detached, three bedroom bungalow in the heart of Wookey. It is one of just seven smart bungalows built around a central circular green with mature trees in peaceful Abbey Close, giving it the feel of a private estate.

The property is approached via a driveway with ample parking and there is a large garage at the front which is attached to the bungalow. The front lawn has wonderful planted borders around it and shrubbery which provides privacy.

The entrance porch, which is useful for boots, shoes and coats, opens into a wide and inviting hall off which the other rooms flow. The sitting room has large double-glazed windows offering a lovely view of the front garden and over the green. The focal point is a woodburning stove for extra cosiness in the winter months.



To the rear of the bungalow is a light spacious kitchen and dining area which has the luxury of French windows opening out onto an east facing terrace which is perfect for the morning sunshine. The kitchen area is light and sleek and includes smart integrated appliances. The window over the sink frames the beautiful garden. Just off the kitchen is a large utility room housing another sink, the washing machine, tumble drier and a handy separate cloak room.

The utility room has doors to both the front and back of the bungalow allowing access from the drive and the garden which comes in useful for unloading shopping and storing outdoor gear.

Off the hallway is the bathroom and three light and airy bedrooms. The main bedroom is a very generous double with an en-suite shower room and large window looking out over the pretty enclosed rear garden.





The second double and additional single bedrooms both overlook the lawn and its colourful borders at the front of the property. The single bedroom could easily double up as an office or hobby room. Also in the hallway is a laundry cupboard and loft hatch allowing access to the roof space. (There is potential to develop the roof space, subject to usual consents).

### **Outside**

The sizeable rear lawned garden is entirely private and edged with a variety of beautiful mature trees including Oaks, Firs and Horse Chestnuts offering shade on sunny days. As well as the sun terrace, the garden also benefits from a small pond and greenhouse which is screened by a bed of roses, lavender and salvias.

There are lots of very useful access points to the rear garden, either via a side gate or through the kitchen, utility or garage.

### **Situation**

Wookey is a charming village which is big on community spirit, set just 2 miles to the south west of Wells, 6 miles to the east of Wedmore and Cheddar. A charming village steeped in history with the River Axe running through the village. At the heart of the village is Wookey Hub, café and village stores which stocks a wide range of local produce with meat supplied by a local butcher, fresh fruit and veg and fish can be ordered for collection on a Tuesday. The café serves great coffee, loose leaf tea and rich chocolate bar milkshakes – a hit with young and more mature alike! Wookey boasts 3 good pubs, the 14th century Ring of Bells, The Pheasant and Burcott Inn, all serving food and providing a traditional village pub experience.

Wells leisure centre is just over a mile away with its indoor swimming pool, exercise classes, gym and sports field that is home to Wells rugby club.



Wells, the smallest city in England offers a wonderful array of independent boutique shops as well as high street staples such as Boots and Waterstones.

Local supermarkets include Waitrose, Tesco and Morrisons. With some great restaurants including the recently opened Bishop's Eye, you really are spoilt for choice be it a fantastic coffee from 'Strangers with Coffee' or an organic feast from The Good Earth Restaurant.

A morning stroll around the Bishop's Palace moat, to a concert at the Cathedral or attending the well renowned Wells Literature festival which attracts around 14,000 visitors each autumn. With an abundance of countryside and city on the doorstep Wookey really does offer the best of both worlds.

#### **Schools**

Wookey has a primary school rated 'good' by Ofsted and the ever-popular Wells Blue School is just 2 miles away. Independent schools include Wells Cathedral School in the heart of Wells, Millfield prep and senior school not to mention Strode College offering an abundance of excellent further education courses in Street, just down the road. Education in Somerset offers huge choice.

#### **Directions**

Postcode: BA5 1LF

What3Words: warp.dynasties.november

**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** E

**Guide Price:** £650,000

**Tenure:** Freehold

### PART B

**Property Type:** Bungalow

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired central heating

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Garage and parking

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** N/A

**Flood Risk:** The property has not flooded. According to the environment agency's website, the property is in an area of low risk of flooding from river or sea and low risk from surface water flooding

**Coastal Erosion Risk:** N/A

**Planning Permission:** A neighbouring property to the rear has permission to make alterations. See Somerset website for more information <https://publicaccess.mendip.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFL0EUKPHTB00>

**Accessibility/Adaptations:** Some accessibility adaptations

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

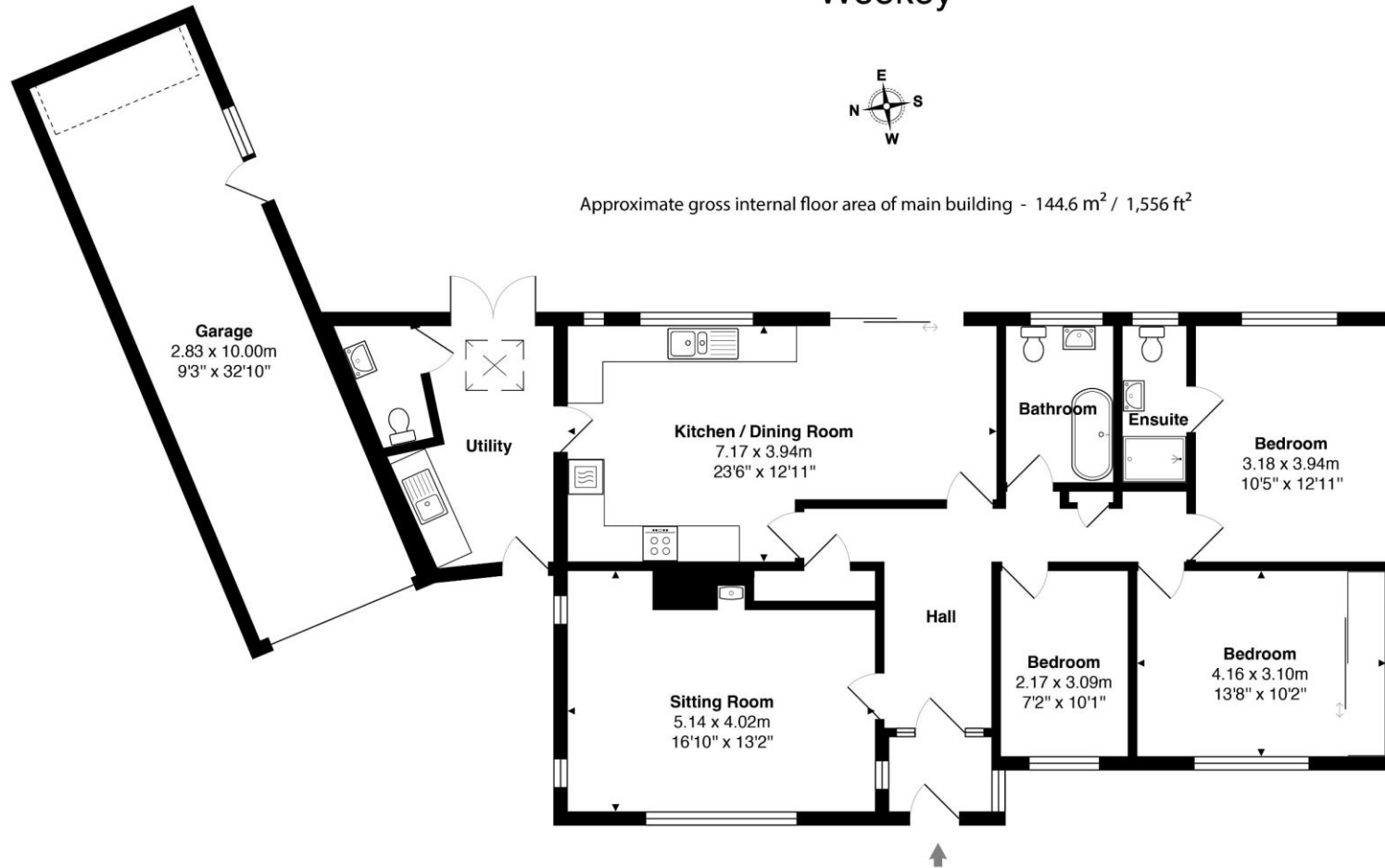
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 144.6 m<sup>2</sup> / 1,556 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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