

whiteley helyar



1,271 ft²



3/4 bedrooms



bathroom &
en-suite shower



gated driveway
parking for two
vehicles

Guide Price £750,000

The Lodge, High Street, Wellow, BA2 8QA

A stylish and beautifully presented detached bungalow in the heart of this highly sought after village. This thoughtfully modernised and extended property offers a spacious and versatile accommodation with potential to extend further using existing unexpired consent if required.

ACCOMMODATION

entrance hall
sitting room with wood burner
dining room with doors to the garden
stylish kitchen
utility room

three double bedrooms
spacious en-suite shower room
family bathroom with shower cubicle and bath
dressing room/bedroom four

EXTERNALLY

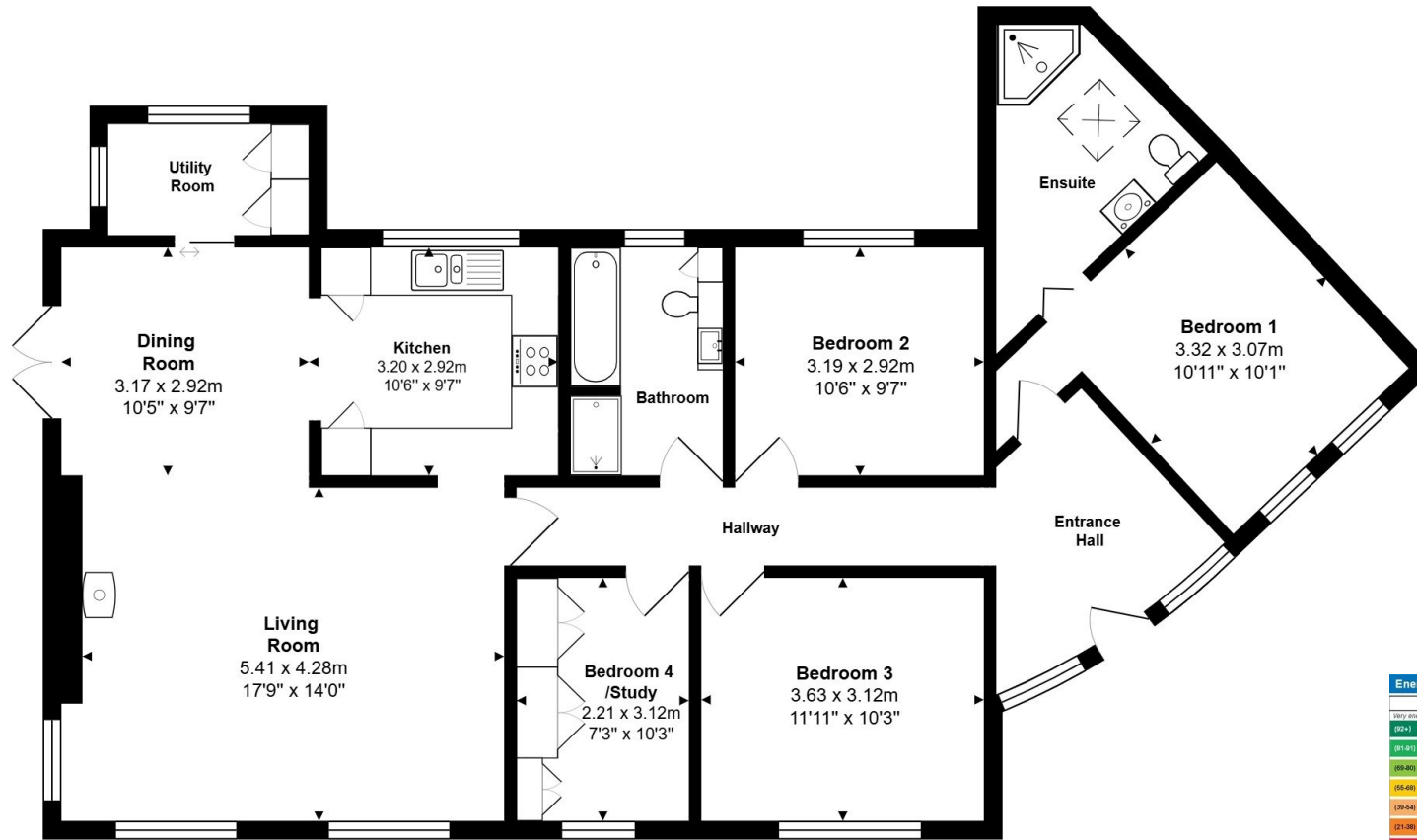
There are level gardens to three sides attractively planted with an array of flowers shrubs and pleached trees. Mainly laid to lawn to the front and rear with a generous patio area to the side providing perfect space for alfresco dining and entertaining. There is also a gated block paved driveway to the front providing space to park two vehicles.

LOCATION

The Lodge is located in the historic village of Wellow which combines excellent access to the City of Bath (around 6 miles away) easily accessed via the two tunnels cycle way and within a short drive of Odd Down park and ride, with some of the most delightful and unspoilt countryside also available. Village amenities include the 'Fox and Badger' public house, Village Hall, Church, Village shop, Wellow Rec within a 2min walk complete with cricket nets, football pitch, outside gym facilities, tennis courts and a playground. St. Julian's Primary School which is Ofsted-rated 'Outstanding' and Magic Box Pre- School nursery and children's play area are also close at hand.







Total Area: 118.1 m² ... 1271 ft²

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only.
(Not drawn to scale)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
Current	Potential	
		70
England & Wales		

Tenure: Freehold
Council Tax Band: 'E' = £2,776.45

