



£345,000

*At a glance...*



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**holland  
& odam**

3 St. Matthews Terrace  
Wookey  
Wells  
Somerset  
BA5 1JR

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells follow signs for A371 towards Cheddar and then take the B3139 towards Burnham-on-Sea/Wedmore. On entering the village of Wookey turn right just beyond the Burcott Inn. Follow this road past Glebe Paddock and the turning for St Matthews Terrace will be seen on the left just before the church yard. We would suggest parking in Vicarage Road and walking to the property.

## Services

Mains electricity, water and drainage are connected.  
Electric storage heaters

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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.

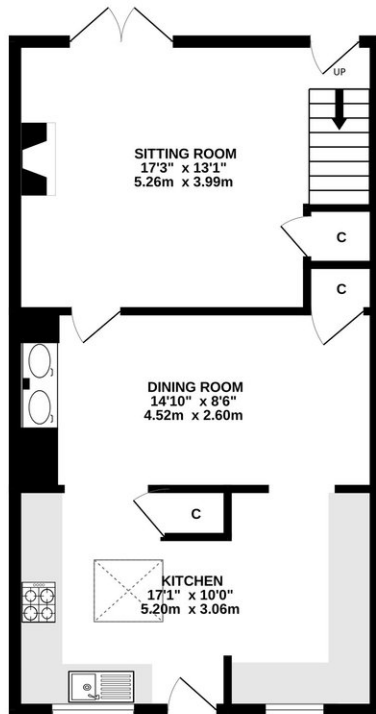
## Insight

Coming to the market for the first time in over 25 years is this charming two bedroom terrace cottage set in the popular village of Wookey. Dating back to 1878. Benefitting from having a generous south facing rear garden along with a separate garage and additional parking space. Being offered with no onward chain.

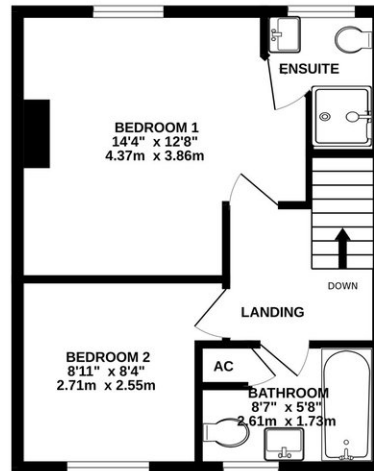
- Spacious kitchen with plenty of worktop space and a good amount of wall and base units.
- The kitchen leads into the dining area which has a cosy feel due to the solid fuel Rayburn which gives additional character but also heats the hot water tank
- There is also an immersion heater in the tank so not reliant on the Rayburn
- Large sitting room with an open fireplace along with French doors leading out into the rear garden
- Upstairs, bedroom one is a spacious double with a southerly outlook over the rear garden. It also has an ensuite shower room.
- Bedroom two is a smaller double looking towards the church
- The bathroom comprises bath, toilet and wash hand basin and has an airing cupboard
- Garden office in the rear garden which is double glazed, insulated and has a telephone point and internet



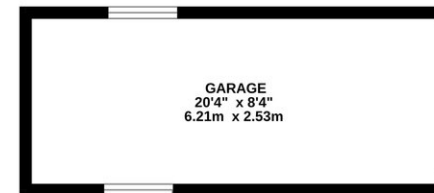
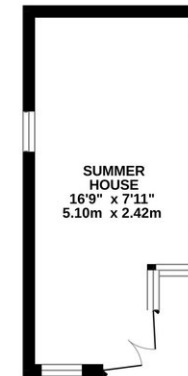
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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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