



Guide Price
£275,000

At a glance...



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COUNCIL
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holland
& odam

7 Monks Ford
Wookey
Wells
Somerset
BA5 1LL

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 Wedmore/Burnham on Sea. Follow into the village of Wookey. Pass the Burcott Inn and Burcott Mill and then take the second right into Preywater Road. Take the third turning left into Knowle Lane and then the first left into Monks Ford. The property is on the left hand side with a for sale board displayed.

Services

Mains electricity, water and drainage are connected. Electric 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.

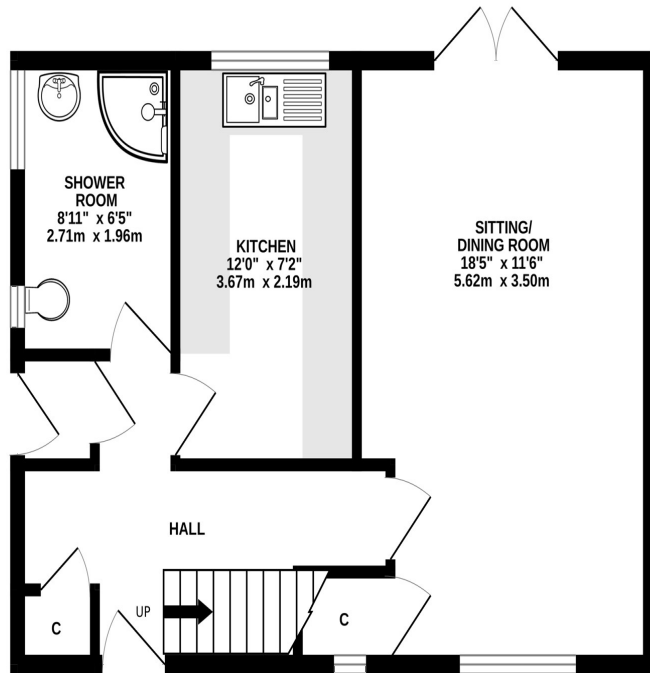
Insight

An exciting project in this popular village. 4 bedroom semi-detached house in need of updating and refurbishment. Set in a lovely plot with 100' south-facing rear garden and off road parking for two cars to the front. Masses of scope to extend (stpp). For sale with no onward chain.

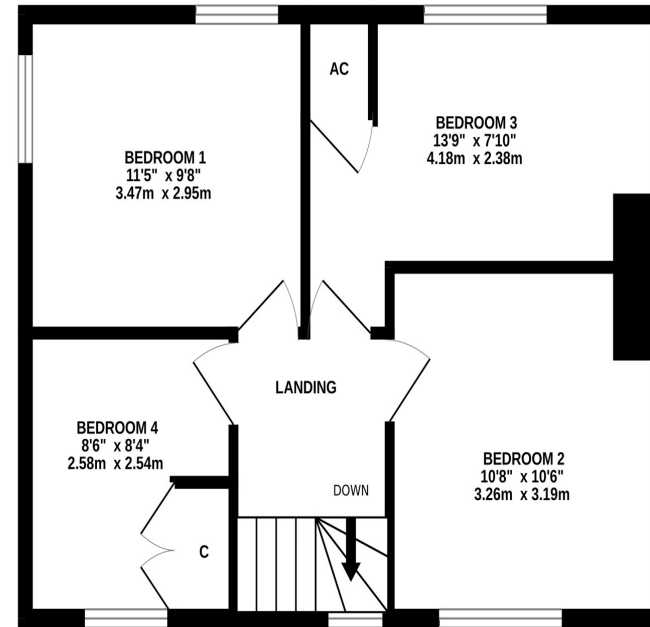
- Entrance hall with stairs to the first floor
- Double aspect living room
- Fitted kitchen overlooking the rear garden
- Ground floor wet room
- 4 first floor bedrooms
- Electric night storage heating and double glazing
- South-facing rear garden extending to c.100' in length with workshop and outbuilding
- Off road parking for 2 cars to the front
- Glorious views to the rear and set on a quiet lane
- Huge potential to extend (stpp)



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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