



 2  2  1 EPC D

£265,000 Freehold

35 Holmlea
Wookey
Nr Wells, BA5 1LG

COOPER
AND
TANNER



35 Holmlea Wookey Nr Wells, BA5 1LG

 2  2  1 EPC D

£265,000 Freehold

DESCRIPTION

Situated within the heart of Wookey is this two double bedroom end terrace house, presented in good order throughout and benefits from a large south facing garden and offered with no onward chain.

Upon entering the house is a spacious entrance hall with an area for shoes and coats. The kitchen comprises a range of fitted units along with space for a freestanding electric cooker, plumbing for white goods and views and a door opening out to the enclosed rear garden. Within the kitchen is ample space for a dining table for four people. Accessed from the kitchen is a downstairs w/c which could be adapted to create a separate utility room if desired. There are two reception rooms within the house providing options for either a formal dining room or an additional snug if needed. One of the reception rooms looks out to the front of the house whilst the larger reception room has a wonderful southerly aspect, access out to the garden and a fireplace as the focal point, currently closed up but could be reinstated if desired.

To the first floor is a landing leading through to both double bedrooms, one with a view to the front and one overlooking the gardens. The bathroom has been extended and comprises a bath with shower above, toilet, wash hand basin, storage and heated towel rail.

OUTSIDE

Approaching the property is a hard standing area, this could be enhanced by obtaining permission to drop the curb allowing for parking at the front of the house. The rear garden is fully enclosed with wooden fencing with a gate to the side of the house for access. The garden is mainly laid to lawn with a variety of shrubs, bushes, flowers along with two patio areas for outside seating and entertaining with a path connecting the two.

At the far end of the garden is a hard standing area which currently has a shed but could equally offer scope for a large home office/play area.

LOCATION

Wookey is situated approximately 1 1/2 miles west of the historic cathedral city of Wells. There are three public houses, a primary school, a village hall and 'Wookey Hub' shop and Café.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 to Wookey. Upon entering the village take the second turning on the right into Preywater Road. Then take the second left into Holmlea (first left is also Holmlea). The property can be found on the left.

REF:WELJAT06032024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



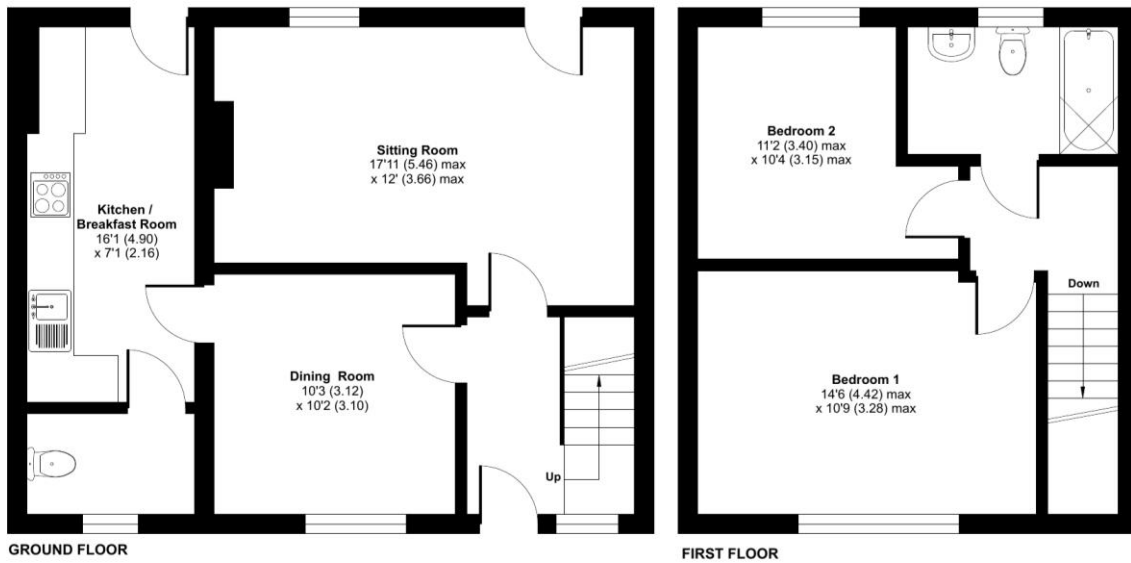
Nearest Schools

- Wookey (primary)
- Wells (primary and secondary)

Holmlea, Wookey, Wells, BA5

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchicom 2024. Produced for Cooper and Tanner. REF: 1071039



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

