



2 Abbey Close, Wookey, Nr Wells, BA5 1LF

£570,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Situated on a corner plot in a desirable location in the vibrant village of Wookey, is this three bedroom detached bungalow with garage, ample off-road parking and beautifully tended gardens to both the front and rear.

Upon entering the property is a generous entrance hall, giving access to all rooms and benefitting from two storage cupboards, one with shelving for towels and linens and the second offering space for coats and shoes along with 'day to day' storage. The sitting room is a bright room with large picture window looking out over the well-tended front garden, wall lights and a fireplace with open fire as the focal point. The kitchen/breakfast room has a range of oak country style kitchen units with space and plumbing for both a washing machine and slimline dishwasher. A large window looks out over the attractive rear gardens and the sink is positioned to make the most of the view. The gas fired boiler is neatly tucked away to one side and there is ample space for a breakfast table to seat four to six people. A door leads from the kitchen to the utility area with additional storage, space for further white goods and doors to both the front and rear garden. Adjacent to the kitchen is the dining room, which can accommodate a table to seat six to eight people comfortably and has sliding doors out to the patio and gardens beyond.

To the rear of the property, with a large picture window overlooking the garden, is a bright and well-proportioned double bedroom. A second double bedroom, also a generous size, has a large picture window overlooking the front garden. The third bedroom, again with a front aspect is single in size and could also be used as a home office, if desired. The family bathroom comprises; a bath, vanity wash basin and shower tray. Adjacent to the bathroom is a separate WC.

A large attic space, accessed by a loft ladder, is currently divided into two rooms and offers potential to be converted into further accommodation - subject to the necessary consents.

OUTSIDE

Wrought iron double gates open on to the tarmac drive, which runs past the lawn and sweeps across the front of the bungalow offering parking for five to six cars and leading to the single garage with light, power. The southwest facing front garden is mainly laid to lawn with two flower beds planted with mature shrubs and flowering plants. A mature laurel hedge runs along two sides offering privacy. A wooden gate, next to the garage, opens to a path which offers space for bins and recycling and leads to the utility area of the house. To one side is a greenhouse and a









OUTSIDE (continued)

pedestrian path, leading along the side of the house to the rear garden.

The southeast facing rear garden is fully enclosed, with a patio running across the entire length of the property and offering plenty of space for garden furniture and entertaining. There is a large area of lawn with borders of mature hedging, trees, shrubs and cottage style planting. A summer house sits beneath the trees in one corner of the garden, offering a lovely shady spot to sit and enjoy the garden. Two flower beds, joined by a feature arch, are planted with attractive cottage style planting and give a lovely display of colour throughout the year. On one side a pedestrian path links back to the front garden and on the other side is a wooden shed and a small area discreetly housing the oil tank, along with a door to the utility area.

LOCATION

Wookey is situated approximately two miles west of the Historic and Cathedral City of Wells. There are three Public Houses, Infant and Primary Schools and a Village Hall.

Wells 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 Wookey Primary School, the Cathedral School, the Blue School and a choice of other primary schools in Wells. Millfield School in Street with the Preparatory School at Edgarley 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 sign posted to Wookey. After approx. 1 mile you will see the Burcott Inn on your right continue for a further 250m and turn right into Preywater Road. The property can be found on the right-hand side immediately before the turning to Abbey Close.

REF:WELJAT06102023



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

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

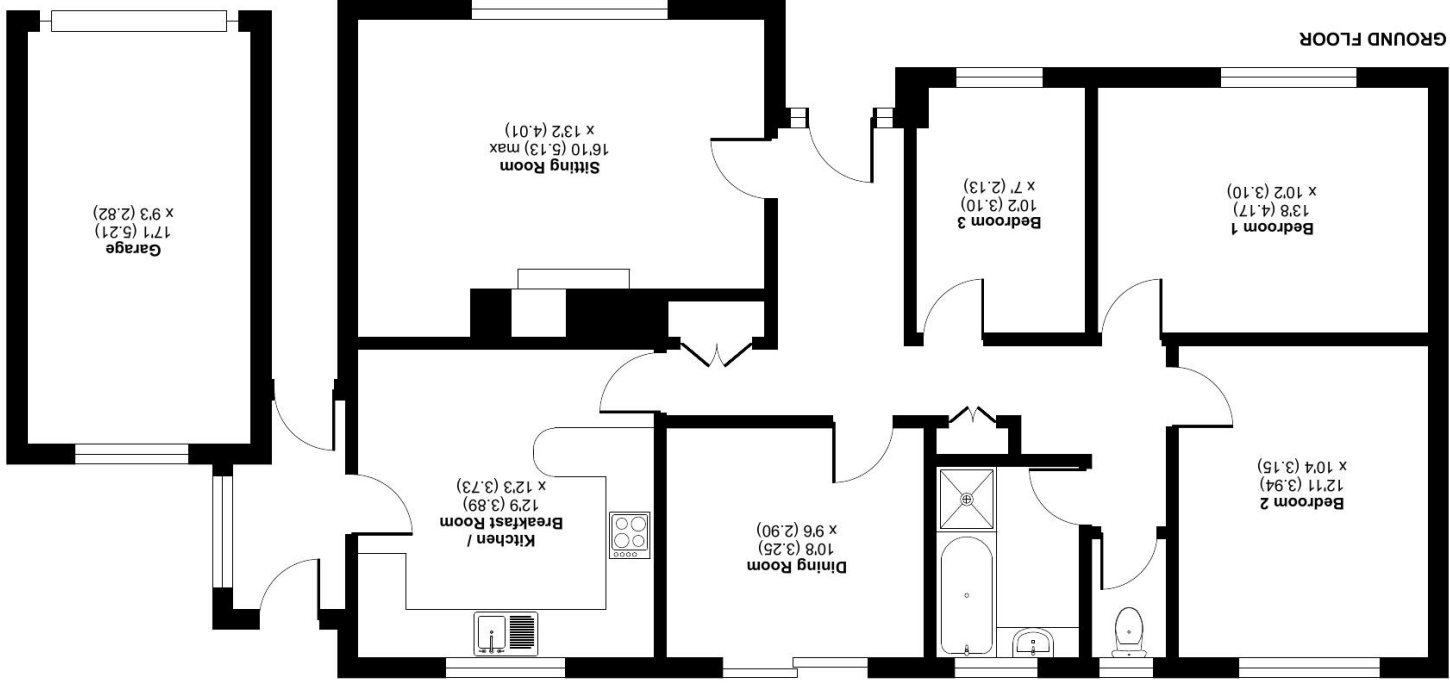


Nearest Schools

- Wookey (primary)
- Wells (primary & secondary)

Abbey Close, Wookey, Wells, BA5

Approximate Area = 1121 sq ft / 104.1 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1279 sq ft / 118.7 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 International Property Measurement Standards (IPMS2 Residential). © nclhccm 2023.
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