



 1  1  1 EPC F

Guide Price £67,500

20 Homestead Park
Wookey Hole
Nr Wells, BA5 1BW

COOPER
AND
TANNER



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DESCRIPTION

A one bedroom park home situated on the Homestead Development within the heart of the popular village of Wookey Hole, close to beautiful countryside walks and offered with no onward chain. The property is currently vacant and offers scope for someone to improve if desired.

Upon entering the property is an entrance hall with space for shoes, coats and clothes drying with a door opening out to the rear garden and a door opening into the open plan kitchen/dining/sitting room. The kitchen comprises a range of units, space for appliances and window to the side. The sitting/dining room benefits from a dual aspect with views to the Mendip Hills. The bedroom can be found to the rear of the property, used previously as a double. The shower room features a walk-in shower, wash hand basin and toilet with bidet function.

A ramp provides access into the property.

OUTSIDE

The gardens surrounding the property are mainly laid to lawn with a decked area providing a hard standing for furniture and entertaining.

GROUND RENT & WATER

£184.62 per month (£2215.44 per annum)

VIEWING

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

DIRECTIONS

From Wells city centre follow signs to Wookey Hole. Pass Underwood Business Park on the right hand side and bear round to the right. Continue down the hill into the village passing Milton Lane on your right. Continue for approx 100m and turn left into Homestead Park.

AGENT'S NOTE

Please note: In the future should you wish to sell the property you are liable to pay 10% of the sale price to the site owners.

REF:WELJAT08102025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Electric convection heaters

Services: Mains drainage, water and electricity

Tenure: Full ownership of the property structure.
Lease of the land it is sited on.



Motorway Links

- M4
- M5



Train Links

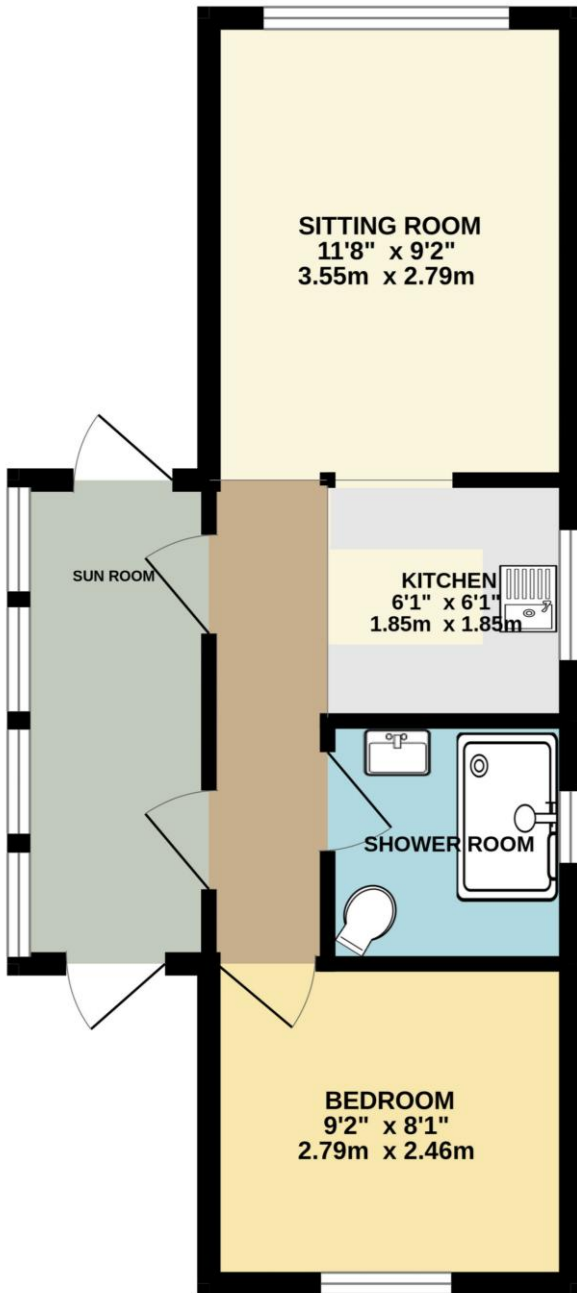
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells & Wookey

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 351 sq.ft. (32.6 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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**COOPER
AND
TANNER**

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