



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

£575,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Situated within a quiet cul de sac in the ever desirable and vibrant village of Wookey, is this three bedroom detached bungalow with garage, off road parking and beautifully tended gardens.

Upon entering the property is a spacious entrance hall with wooden flooring and giving access to all rooms. The sitting room is a bright dual aspect room with an open fireplace as the focal point, a large picture window to the front and sliding door opening out to the South-West facing gardens to the side. The kitchen/breakfast room has a range of fitted units with integrated electric double oven, electric hob, dishwasher, ample space for a table to comfortably accommodate six to eight people along with views and doors out to the gardens. A side porch, accessed from the kitchen, provides access to a boiler cupboard and door opening into the garage. To the rear of the garage is a utility room featuring plumbing for white goods and a separate w/c with wash hand basin.

The main hallway provides access to all three bedrooms and the family bathroom which comprises; a bath with shower above, toilet, wash

hand basin, heated towel rail and storage. The principal bedroom can be found to the front of the property, benefitting from a double aspect it also has ample space for large furniture and an ensuite shower room. A further double bedroom looks out over gardens and features a whole wall of fitted wardrobes. The third bedroom is a good sized single, currently used as a home office, with lovely garden views.

OUTSIDE

The gardens wrap around the property, having been well tended to over the years by the current owner they offer a lovely space to relax and unwind and follow the sun throughout the day. Doors from the kitchen open out to the patio, perfect for outside furniture and entertaining. Within the garden are a wide variety of shrubs, bushes, mature trees, hedging and an area of lawn along with a small pond and a wooden shed, ideal for garden storage. At the front of the house is a driveway to accommodate three to four cars and leading to a large single garage with 'up and over' door, light and power.









LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

The picturesque Cathedral City of Wells is only two miles away and offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has

direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

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. Then take the first right into Abbey Close.

REF:WELJAT17122024



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

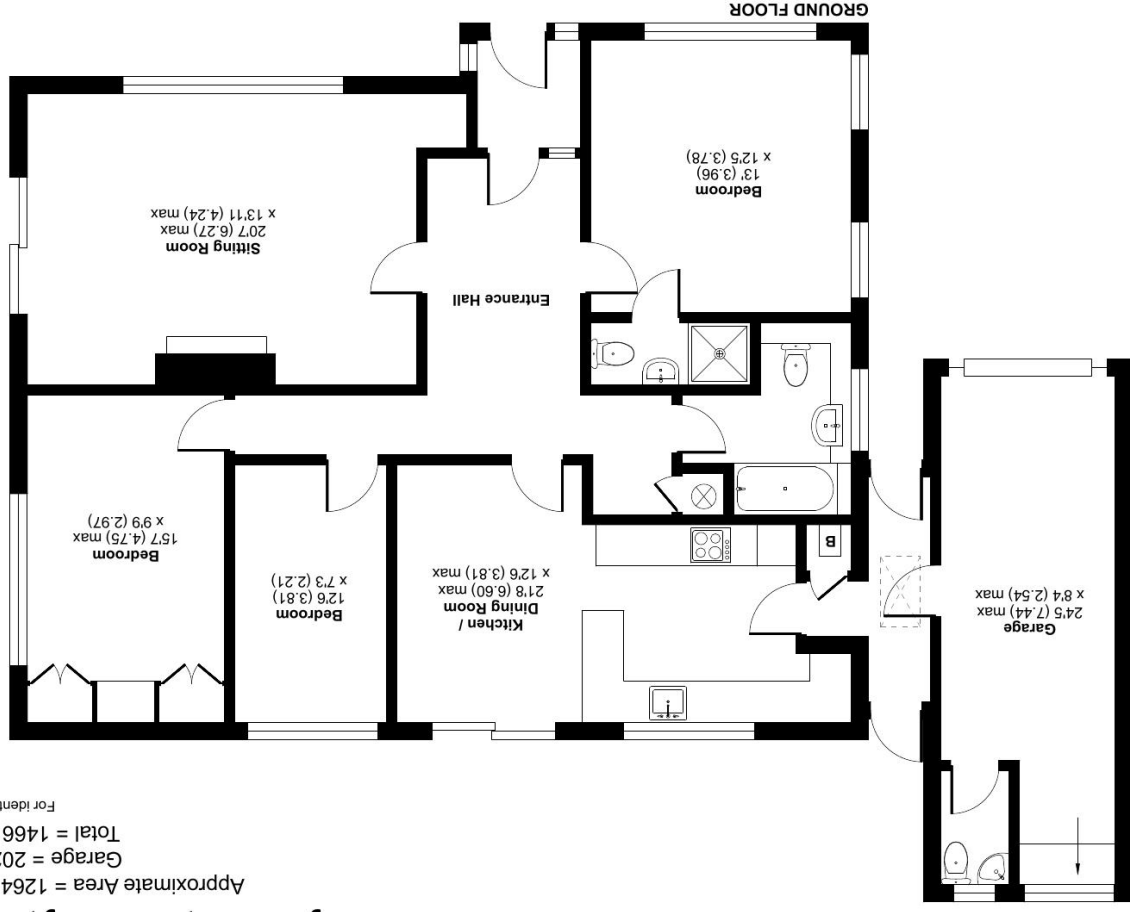


Nearest Schools

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

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Approximate Area = 1264 sq ft / 117.4 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 1466 sq ft / 136.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nhdcom 2024.
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WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

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