

139 Wookey Hole Road

Wells, BA5 2NG



£365,000 Freehold

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DESCRIPTION

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Upon entering the house is a spacious entrance hall with ample space for shoes and coats along with a downstairs cloakroom with w/c and wash hand basin. The kitchen/dining room is a light, sunny room benefitting from a dual aspect and French doors onto the private walled garden. The kitchen comprises a range of fitted units along with integrated dishwasher, fridge/freezer, double electric oven and gas hob. The dining area can comfortably accommodate a table for four to six people whilst having a lovely view to the garden. Adjoining the kitchen is the utility room providing further storage along with plumbing and electric for a washing machine and tumble dryer. The spacious sitting room has ample space for seating and also benefits from a dual aspect with views to the front and side.

To the first floor are three bedrooms, the main family bathroom and a large airing cupboard for additional storage. The principal bedroom has freestanding mirrored wardrobes, which are included in the sale, along with an ensuite shower room comprising a shower, toilet, wash hand basin and heated towel rail. A further double bedroom, currently presented as a study/snug benefits from fitted storage whilst the third bedroom is a good sized single or would also make a fantastic home office. The main bathroom comprises; bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

The garden has been designed to be low maintenance with it being laid to lawn with a patio area and a wooden summerhouse for either an additional area for seating or storage. The garden faces South-West and so benefits from sun for most of the day and is fully

enclosed with walling and a wooden gate providing pedestrian access to Wookey Hole Road. The property is within close proximity of beautiful walks over open countryside. A short stroll from the property is the garage, a large single garage with additional parking in front for two cars.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 central Wells take the Wookey Hole Road and continue for approx. 1 mile. The property can be found on your left, immediately after the second turning into Penleigh Road.

AGENT'S NOTE

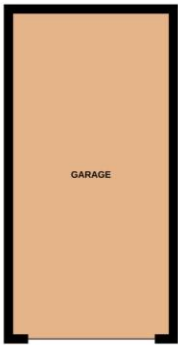
There will be a development charge payable in the future, for maintenance of communal areas within the development. This will be implemented once the development is finished (no figures have been given by the developer as yet).

REF:WELJAT30072022

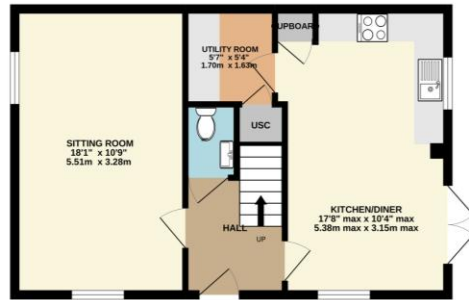




GARAGE
238 sq.ft. (22.2 sq.m.) approx.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 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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