



£420,000

At a glance...



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**holland
& odam**

20 Preywater Road
Wookey
Wells
Somerset
BA5 1LE

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the A371 towards Cheddar and then the B3139 towards Burnham on Sea. Upon reaching the Burcott Inn take the second right into Preywater Road and the property can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Wookey is a popular village just 2 miles from Wells that enjoys three public houses, primary school, cafe and village shop. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c. 11 miles) as well as Bristol and Bath. Bristol International Airport is c. 19 miles to the north-west.

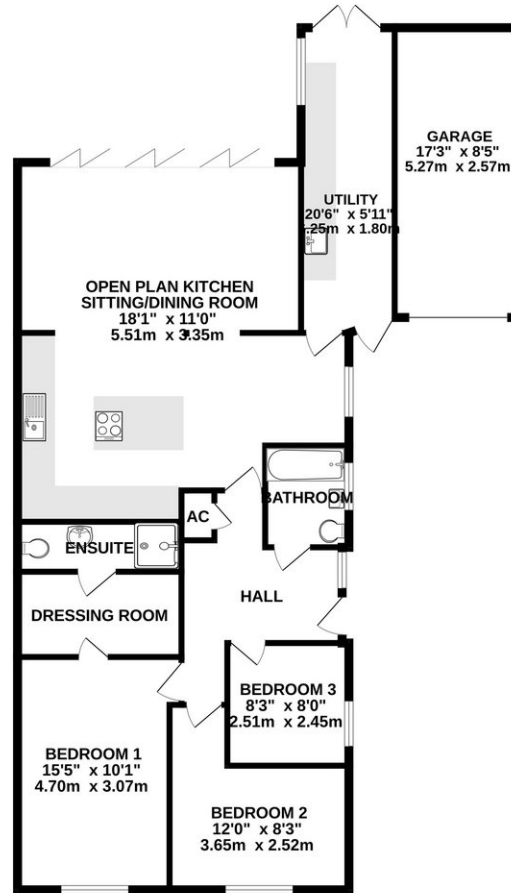
Insight

Behind an unassuming facade lies a refurbished and extended single storey home with open plan living area overlooking the c.200' long rear garden bounded by the River Axe. Set in a popular and well-served village literally minutes away from the city of Wells.

- Wonderful open plan living area with kitchen with bi fold doors opening onto a terrace overlooking the garden with a light and contemporary feel
- Kitchen with central island with Mexican quartz work surface and fitted with quality appliances including Neff double oven with warming drawer, induction hob, dishwasher and fridge freezer
- Living area with double tv/internet points to either side of the room
- Utility room with access to the front and rear of the property
- Master bedroom with dressing room and en suite shower room
- Two further bedrooms and a family bathroom with Japanese soaking tub
- LPG fired central heating via a recently installed Vaillant boiler in the fully insulated roof space
- Parking for a number of cars and a single vehicle garage
- Sunny 200' long rear garden with porcelain tiled terrace leading onto two areas of lawned garden with shed and greenhouse
- Definitely one to view - This is not your average bungalow!



GROUND FLOOR



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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