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 EPC G

£220,000 Freehold

3 Holmlea
 Wookey
 Nr Wells, BA5 1LG

**COOPER
 AND
 TANNER**



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£220,000 Freehold

Description

Set in a cul-de-sac in the desirable village of Wookey is this well presented and extended two bedroom home. The property has been owned by the same family for the last 25 years yet still offers scope for somebody to put their own stamp on it.

Upon entering the property is the hallway which is a good size and benefits from useful under stairs cupboard. Throughout the property are characterful half glazed wooden doors, giving it a cottage style feel. The kitchen has a range of wall and base units along with an integrated eye level oven, electric hob and fridge freezer along with space for a washing machine and dishwasher. From the kitchen sink is a view overlooking the front of the property. Leading from the kitchen is a useful room which is currently set up as a study but has been used as a third bedroom in the past. A useful boot room acts as a second entrance to the property and gives space for coats, shoes etc. Towards the rear is a cloakroom with toilet and washbasin and a door leading out to the garden. The sitting room has plenty of space for a sofa and chairs and features two alcoves and a chimney breast with an electric fire. A door leads into the conservatory which is a lovely space and south facing. It has a self-cleaning glass roof and French doors leading out to the rear garden. This room is a really great addition to this property.

Stairs lead up to the first floor where there are two generous double bedrooms. The master bedroom looks out to the front and has fitted wardrobes while the second bedroom looks over the rear garden. Both have ample space for a double bed and side tables. The shower room has been updated with a large shower, toilet, wash hand basin and vanity unit along with tiled surround.

Outside

To the front is a block paved driveway with two parking spaces and a path leading to the front door. There is an attractive raised flower bed which is well stocked with shrubs and palms. A shared path at

the side of the house gives access to the rear garden via a gate. The rear garden can also be reached via French doors from the conservatory. The garden is well established with a wide range of plants and shrubs along with a pond and seating area.

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 primary school founded in 1880 for children aged 4 to 11, a well-equipped park and playing fields, a village hall and 'Wookey Hub' shop and Café.

Wookey is situated approximately 1 1/2 miles west of Wells. 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), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524.

Directions

From Wells take the B3139 to Wookey. Upon entering the village take the second turning on the right into Preywater Road. Then take the first left into Holmlea where the property can be found on the left hand side.

REF:WELJAT170519

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: LPG gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

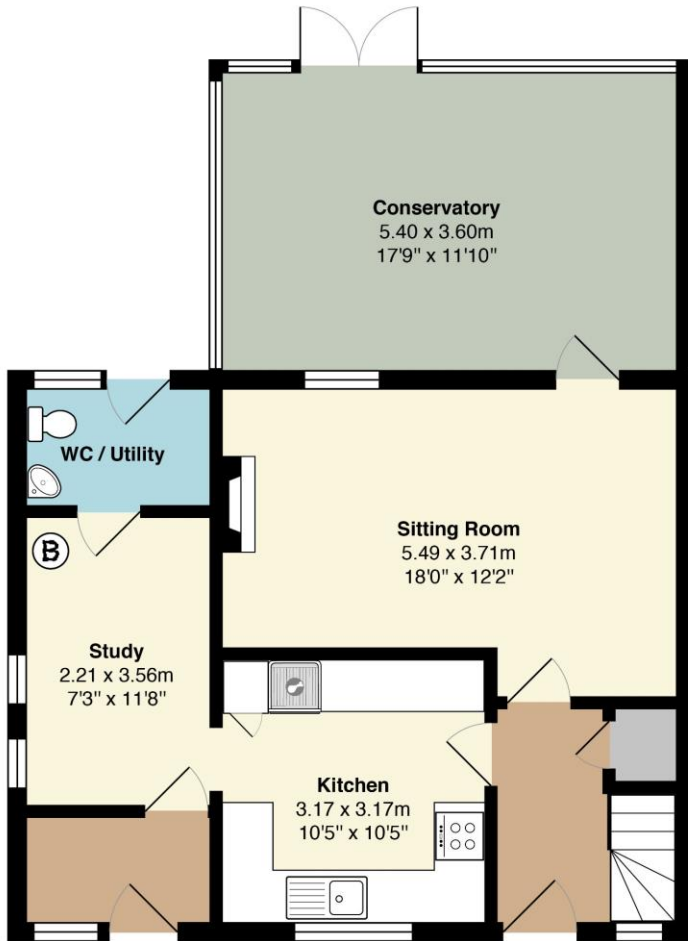
- Castle Cary
- Bath Spa & Bristol Temple Meads



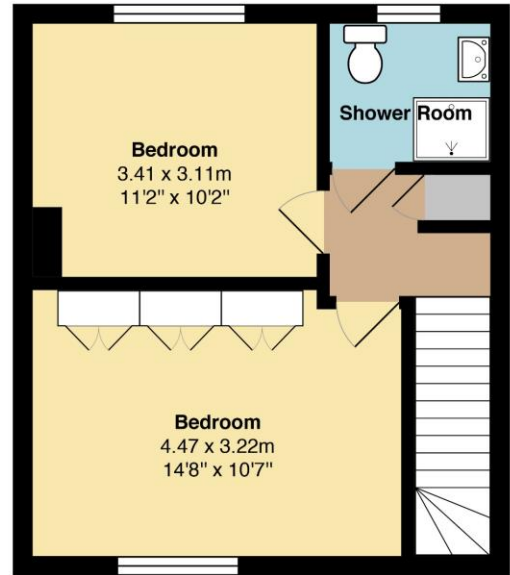
Nearest Schools

- Wookey
- Wells

3 Holmlea, Wookey



Ground Floor
Area: 71.7 m² ... 772 ft²



First Floor
Area: 35.7 m² ... 385 ft²

Approximate gross internal floor area - 107.4 m² / 1,157 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.



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AND
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