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 EPC C

£199,950 Freehold

40a Holmlea
 Wookey
 Wells, BA5 1LG

**COOPER
AND
TANNER**



40a Holmlea Wookey Nr Wells, BA5 1LG

 2  1  1 EPC C

£199,950 Freehold

Description

A pristine two double bedroom semi-detached property set in the popular village of Wookey with no onward chain. The property has recently been redecorated throughout, has a private garden and off road parking at the front for two cars.

Upon entering the property is an entrance hall with a storage cupboard and downstairs cloakroom with toilet and wash hand basin. The kitchen comprises a range of wall and base units, an electric oven and hob, plumbing for a washing machine and space for a small table. The sitting room runs the width of the house and features french doors opening out to the enclosed rear garden.

To the first floor are two generous double bedrooms, one looking out to the front, the other overlooking the gardens and both having built in wardrobes. The bathroom features a bath with shower above, toilet, wash hand basin and heated towel rail.

Parking can be had at the front of the property on a paved driveway with space for two cars and a wooden gate to the side allowing access to the garden. The garden is fully enclosed with wooden fencing and is mainly laid to lawn with a variety of shrubs.

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.

Situated approximately 1 1/2 miles west 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 a little further along on the right hand side.

REF:WELJAT300718

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Air source heat pump with radiators

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



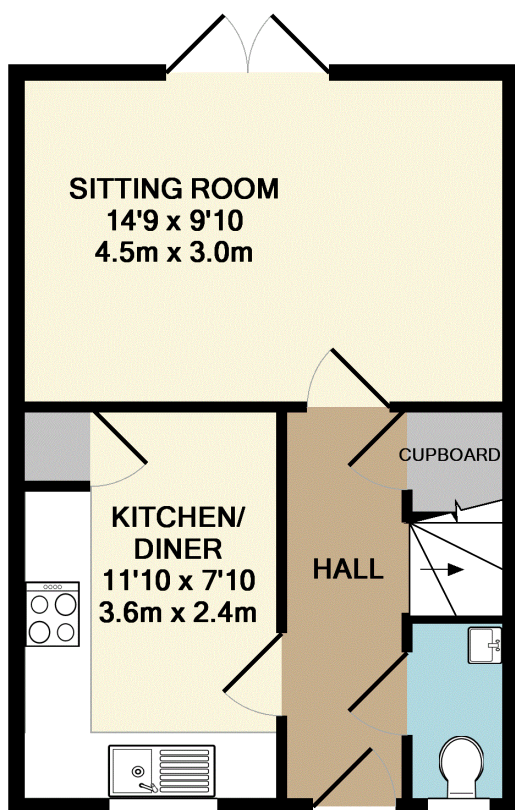
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

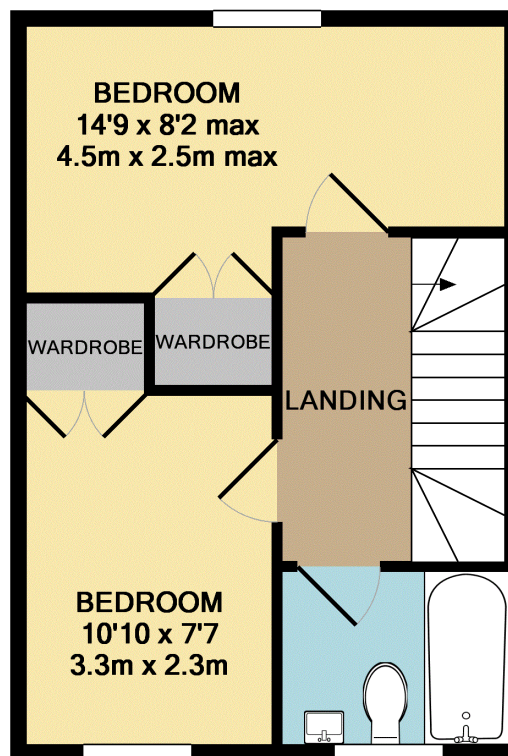


Nearest Schools

- Wookey
- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AND
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