



The Braes

Holywell Lake, Wellington, Somerset, TA21 0EJ

James
Gray

ESTATE AGENTS

A beautifully presented and substantially improved semi-detached bungalow, offering extremely spacious, light and airy accommodation and enjoying a delightful cul de sac location with lovely rural views.



Key features

- Entrance hall
- Sitting room with wood burning stove and lovely rural views
- Superbly appointed kitchen/dining room
- Garden room
- 2 large double bedrooms
- Well appointed shower room
- Electric heating and new double glazed windows
- Large gardens with long driveway and ample parking
- Garage and workshop
- Attractive rural location about 2 miles from Wellington

Services

Mains electric, water and drainage.

EPC

Awaited

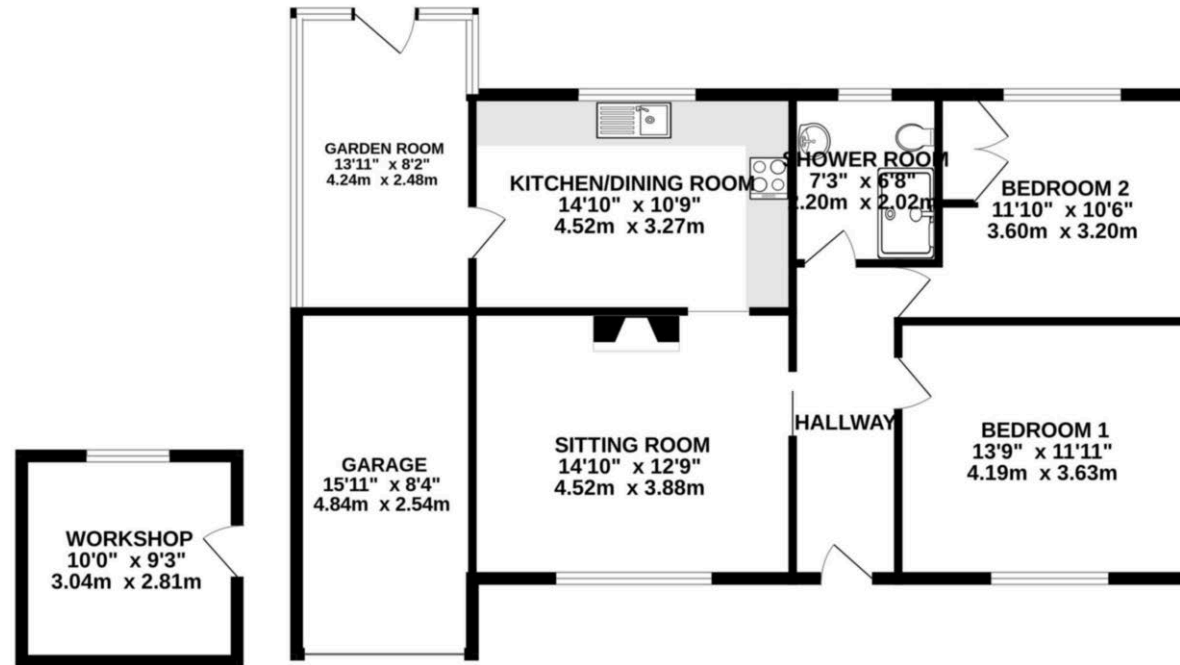
Council Tax

C





GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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.
Made with Metropix ©2024

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426 090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS