



Offers in excess of
£200,000

At a glance...



2



1



1



EPC

C



COUNCIL
TAX

D

**holland
& odam**

8 King Alfred Courtyard
Union Street
Wells
BA5 2RL

TO VIEW
55 High Street, Wells,
Somerset BA5 2AE
01749 671020
wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam cross the road and keep right following the High Street. Turn right into Priest Row where one of the entrances can be found just beyond the florist.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease – 103 years remaining (as of 2023)
Management Charges - £5550.30 per annum
Ground Rent - £524.92 per annum



Location

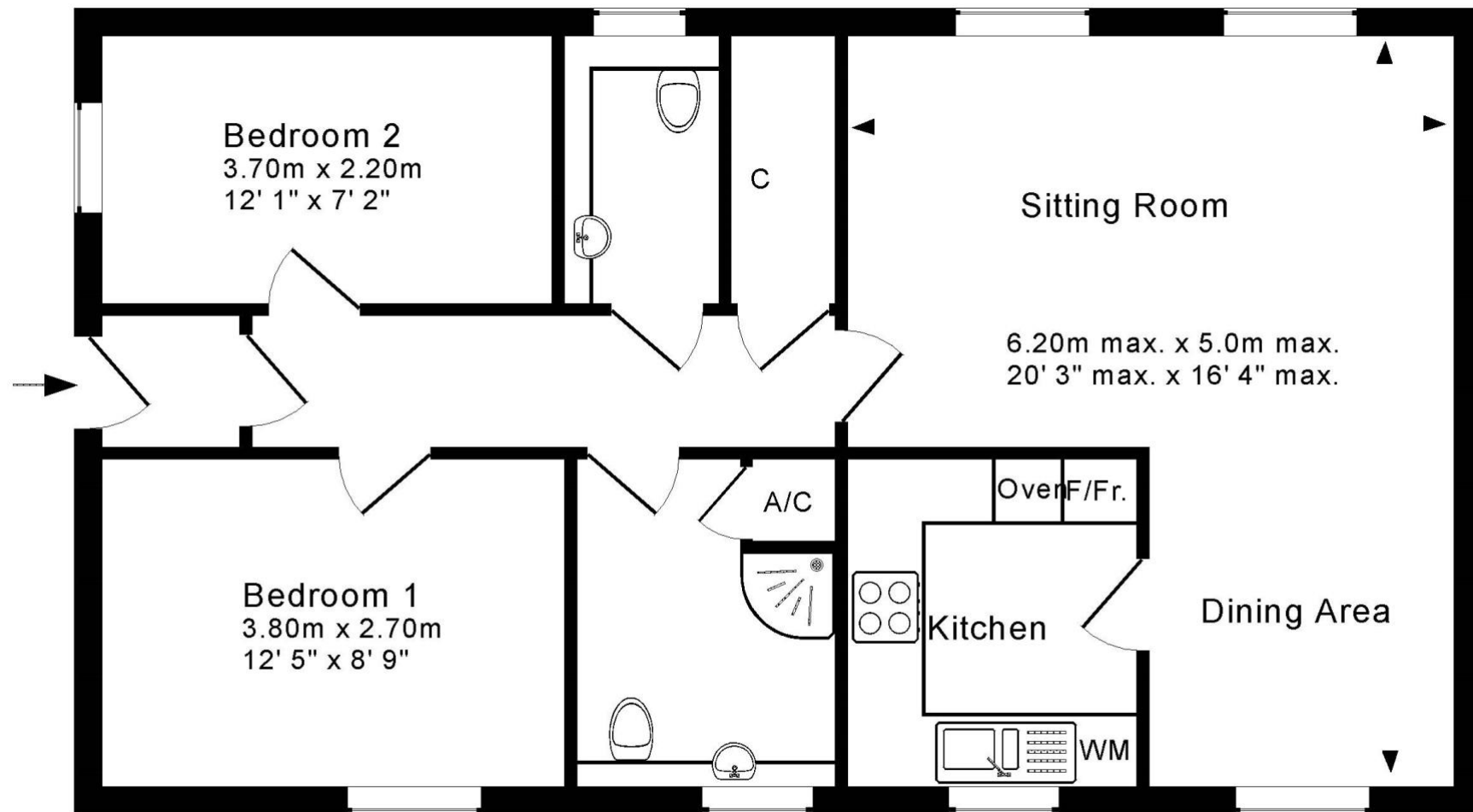
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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.15 miles to the north-west.

Insight

First floor flat for the over 55's set just off the High Street and offering light and airy accommodation with a particularly pleasant L-shaped living room enjoying a double aspect with a view of Wells Cathedral. Well maintained communal facilities including a residents' lounge and a guest suite. No onward chain.

- Entrance hall with two useful store cupboards
- L-shaped sitting room diner with a double aspect and view of Wells Cathedral. A really lovely, light room!
- Well equipped kitchen with integrated appliances and a window with Cathedral view
- Two bedrooms
- Bathroom fitted as a shower room and a guest cloakroom
- Electric heating and double glazed windows
- Lifts to all floors
- Well maintained communal areas and gardens with residents' parking (subject to availability)
- Development manager, guest suite and residents' lounge
- Emergency call system and entry phone system





For indicative purposes only.
 Drawing Number : 147-0715

Copyright Jemesis Ltd 2023

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.