



£182,500

At a glance...



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**holland
& odam**

12 Sheldon Mill
Wells
Somerset
BA5 2LL

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street and then into Priory Road. Turn right into Princes Road and then at the traffic lights left into Tucker Street. Take the first turning left into West Street and first right into St Andrews Mews. Go straight ahead as the road bears to the left and then bear right and the entrance can be seen at the far end of the building.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 999 years from 2003
Service Charges - £1,920 per annum
Ground Rent - £75 per annum



Location

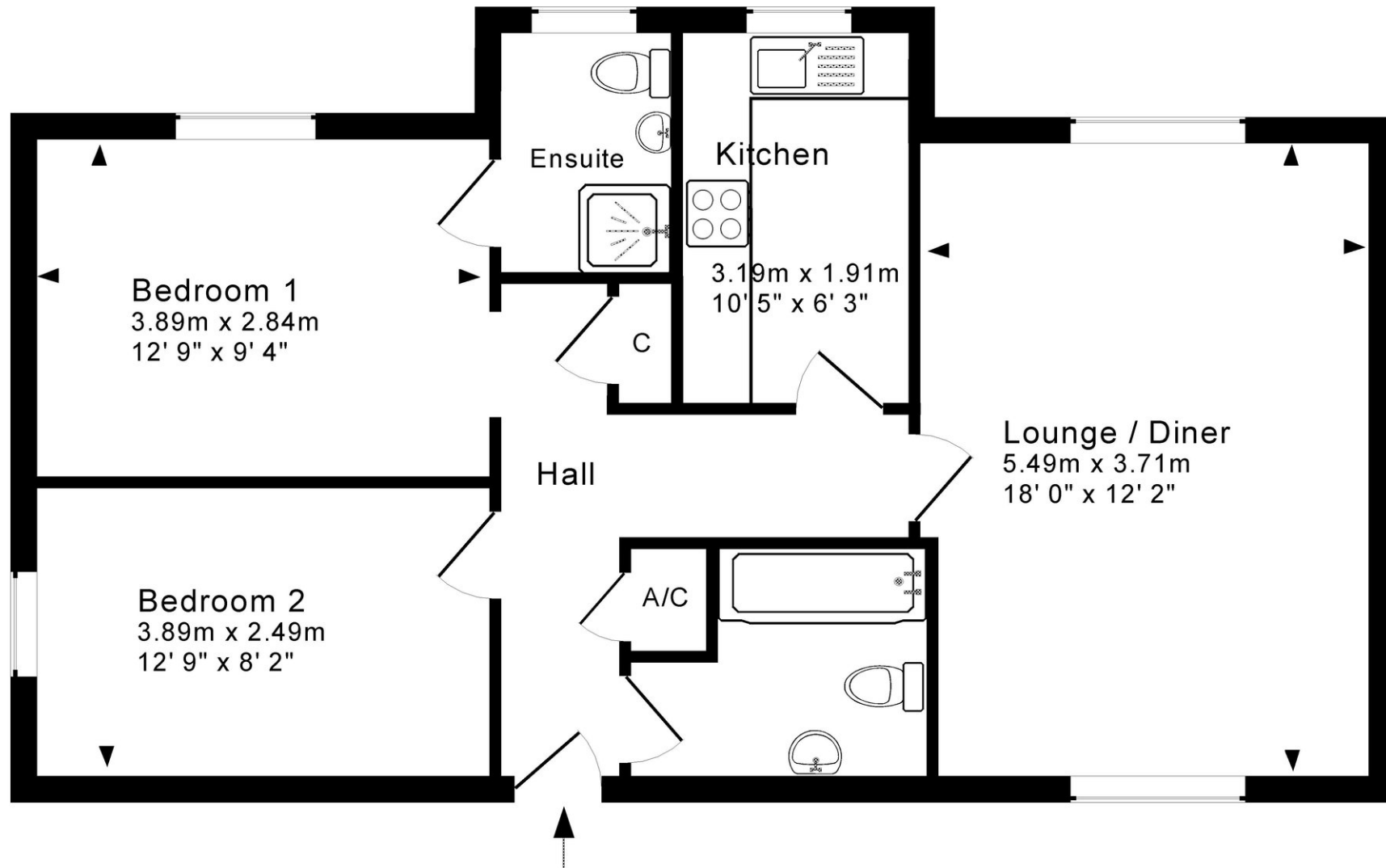
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

An immaculately presented and refurbished first floor apartment just a short walk away from local amenities in central Wells. Updated to a high standard by the present owners to give a clean contemporary feel. Offering two double bedrooms, one with ensuite and a family bathroom.

- Immaculately presented
- Two double bedrooms, one with ensuite shower
- Generous sitting room
- Close to local amenities
- Ideal for First Time Buyer
- Residents parking
- Bedroom one and the sitting room are both double aspect





For indicative purposes only.
 Drawing Number : 147-0717

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