



Guide Price  
£435,000

*At a glance...*



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COUNCIL  
TAX

E

**holland  
& odam**

2 Carlton Mews  
Wells  
Somerset  
BA5 1SG

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From the High Street proceed into Broad Street and turn left into St John Street. Turn left into South Street and Carlton Mews can be found on the right hand side at the end of the street.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold with share of freehold  
Length of Lease 999 years from 29/9/1989  
Service/Maintenance Charges £207.76 p.a.  
Ground Rent £5 p.a.



## 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.

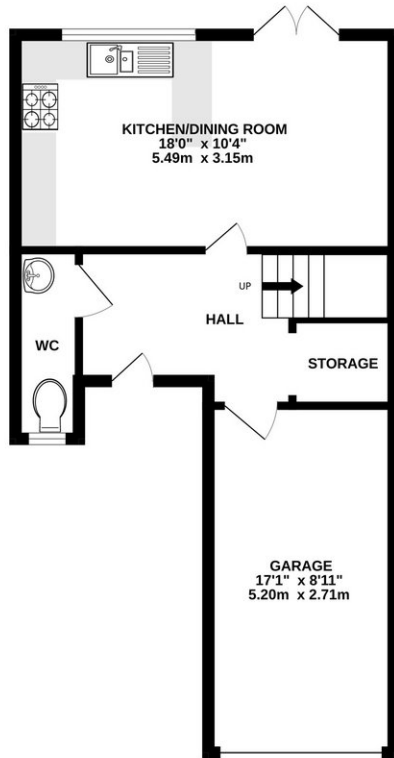
## Insight

A modern townhouse with flexible accommodation arranged over three floors. Set in a sought after development within the very heart of the city yet enjoying the advantages of garage and parking and a low maintenance courtyard garden. Viewing highly recommended.

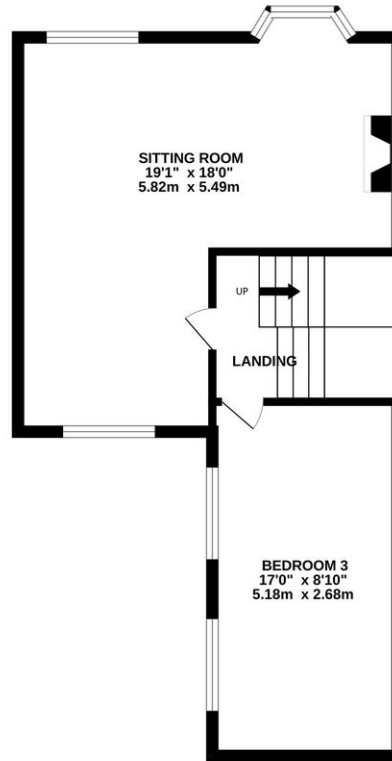
- Offered for sale with no onward chain
- Entrance hall with cloakroom and garage off
- Large dining kitchen with integrated appliances and french doors onto a courtyard garden
- L-shaped reception room with a double aspect and feature fireplace
- Further first floor bedroom or reception room
- Second floor with 2 double bedrooms (1 with en suite) and a family shower room
- Integral garage and hardstanding for one vehicle to the front to the front
- West-facing courtyard garden bounded by estate railing and hedging with further communal garden nearby
- Set in the very heart of the city



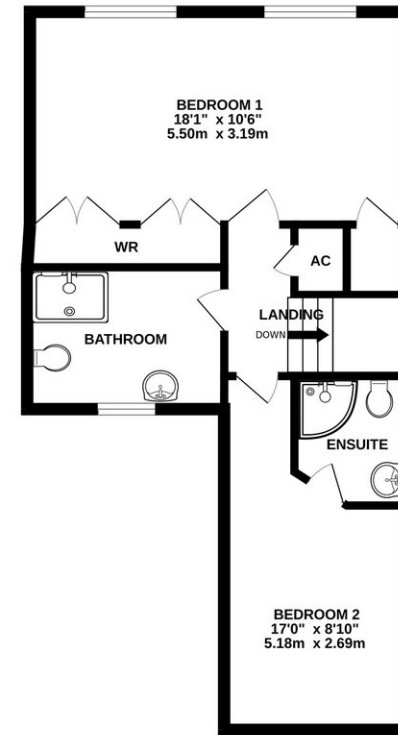
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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.  
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