



£145,000

*At a glance...*



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**holland  
& odam**

22 Homechime House  
Priory Road  
Wells  
Somerset  
BA5 1SH

**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 then into Priory Road bearing straight ahead at the junction opposite the old cinema. Homechime House can be found on the right hand side. Visitors' parking is available although limited and we would recommend parking elsewhere and walking to the property.

## Services

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

## Local Authority

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

## Tenure

Leasehold  
Lease expires 2112  
Management Charges £5010 per annum  
Ground Rent £550 per annum



## Location

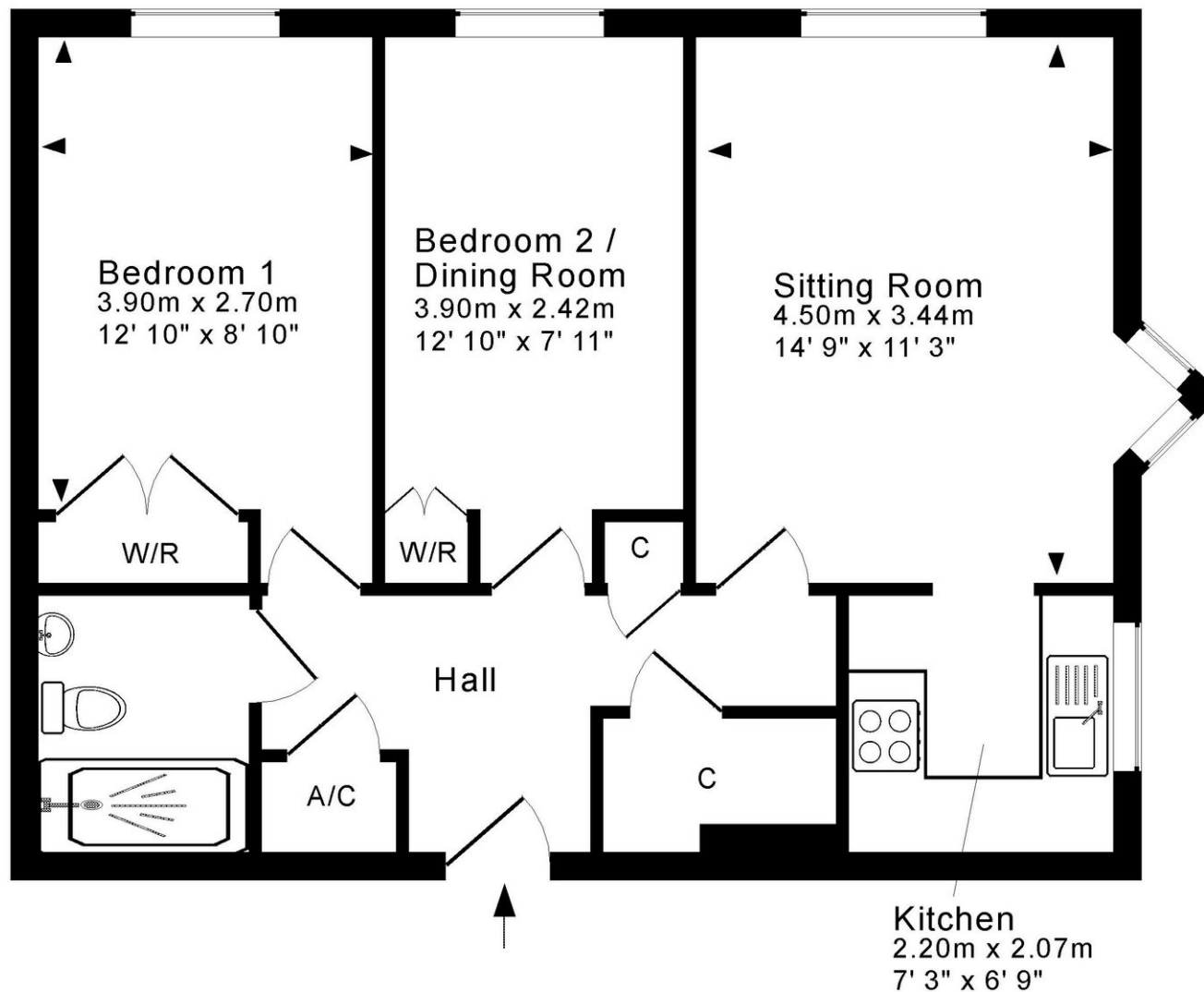
Set within a short, level walk of the city centre and within easy walking distance of Wells Health Centre and the associated chemist. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose as well as an independent cinema and 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

A well presented and maintained first floor retirement flat for the over 60's occupying a corner position within this purpose-built development. Of particular note is the light and airy sitting room which enjoys a double aspect with a feature box bay window. In immaculate order and no onward chain.

- First floor retirement flat for the over 60's. Excellent order throughout
- Level walk to City Centre
- Emergency call system for peace of mind
- House manager
- Residents' lounge, laundry and guest suite
- Well kept communal gardens
- Residents' parking
- Well appointed kitchen (with window) and shower room (formerly a bathroom)
- Two bedrooms (one could be used as an additional reception room) with fitted storage





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 Drawing Number : 147-0775

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