



£85,000

At a glance...



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COUNCIL
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holland
& odam

25 Homechime House
Priory Road
Wells
Somerset
BA5 1SH

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the High Street proceed into Broad Street and then into Priory Road. Homechime House can be found on the right hand side just past the bus depot.

Services

Mains electricity, water and drainage are connected.
Electric storage heaters.

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Leasehold
Lease expires 2087
Management Charges - £2448.14 per annum
Ground Rent £438.68 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.

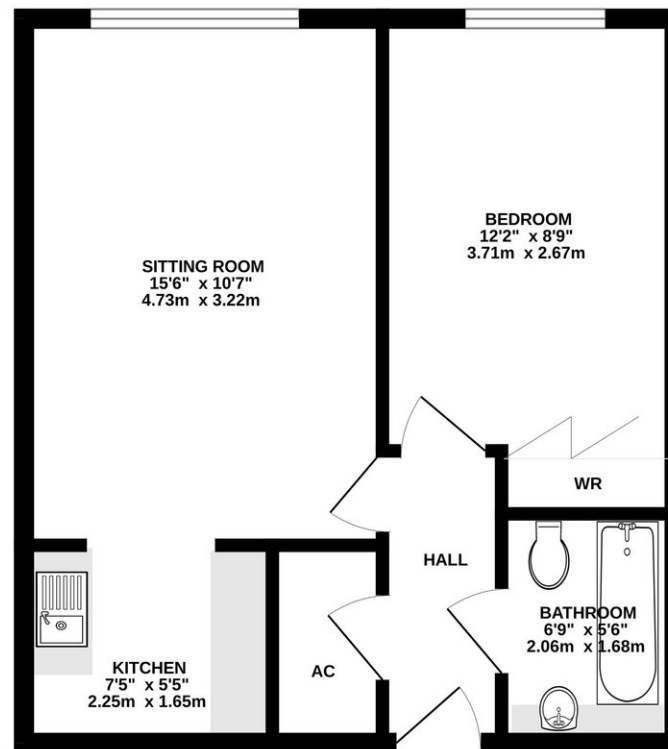
Insight

A first floor retirement apartment for the over 60's overlooking attractive communal gardens and within an easy level walk of the city centre. Well maintained residents' facilities. Offered for sale with no onward chain.

- New carpets throughout
- West facing aspect and lovely views over the well kept gardens
- Level walk to City centre and all of it's amenities
- Resident house manager
- Communal gardens for residents use
- Residents' lounge
- Laundry Room with water rates included in the service charge
- Guest suite
- Residents parking
- 24 hour call system



FIRST FLOOR



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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