



£130,000

At a glance...



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**holland
& odam**

4 Frederick Court
Wells
Somerset
BA5 2DE

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 into Priory Road. Turn right into Princes Road and at the traffic lights turn left into Tucker Street. Proceed straight over the traffic lights and then take the next turning right into Balch Road where the property can be found on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 125 years from 2025
Service/Maintenance Charges - approx. £283.78 per annum (subject to change)
Ground Rent - Peppercorn
Buildings insurance - approx. £77.55 per annum



Location

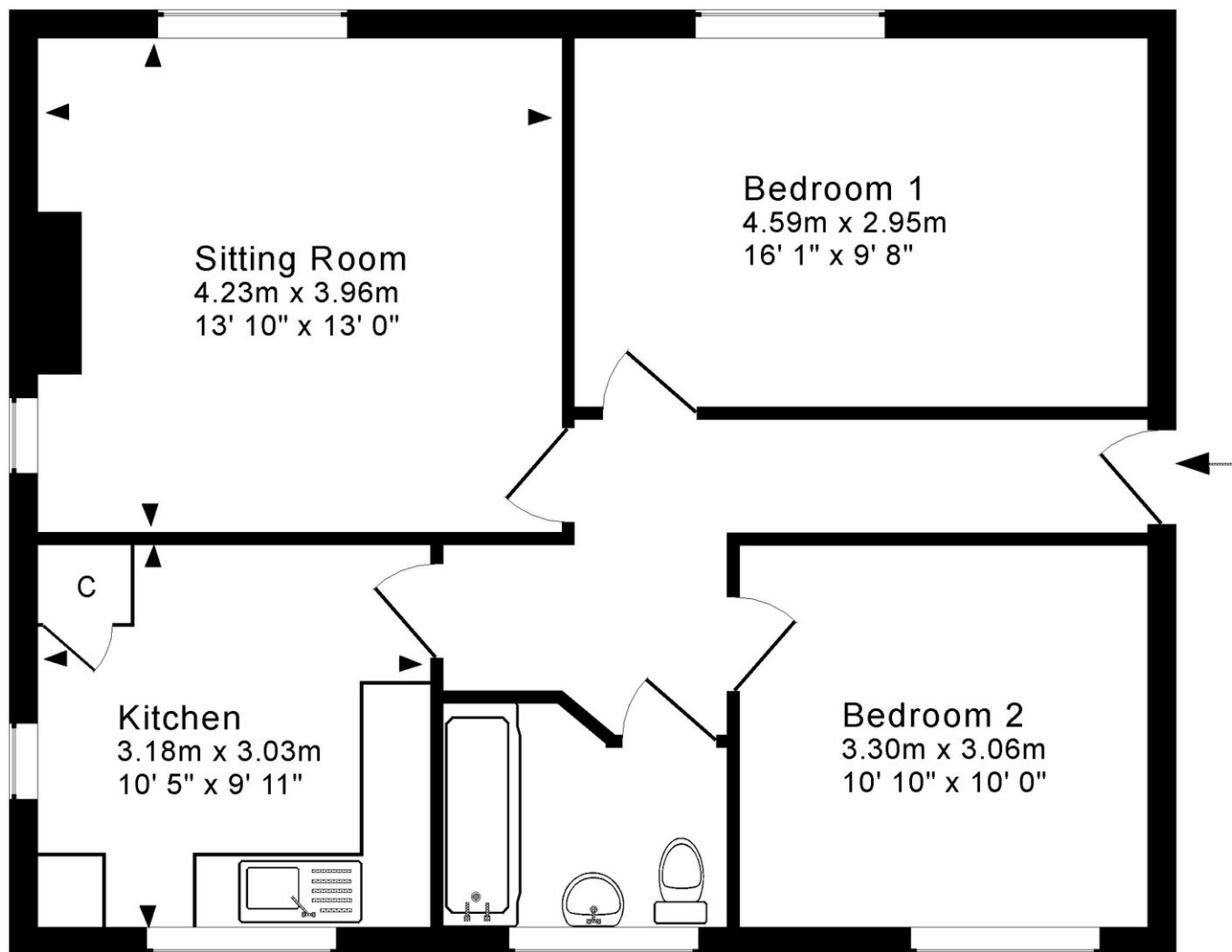
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

A spacious two bedroom first floor flat in need of modernisation. A short level walk to Wells City centre and all of its amenities. Use of communal grounds. Being offered on a "sold as seen" basis with no onward chain.

- Ideal for a first time buyer or someone looking to downsize
- Good sized kitchen
- Communal entrance hall with door entry system
- Bathroom with wash handbasin, WC and bath with shower over
- Two really spacious double bedrooms
- Large double aspect sitting room
- Outside storeroom
- Use of communal gardens
- Close to local shops





For indicative purposes only.
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