



£99,000

45% shared Ownership

*At a glance...*



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**holland  
& odam**

43 Wand Road  
Wells  
Somerset  
BA5 1RN

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells High Street follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit. Take the first turning left into Wand Road and then follow the road bearing to the left. The property can be found straight ahead as the road bears to the right. A for sale board is displayed.

## 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

Length of Lease - 125 years from 2015

Monthly rental £307.49

Service/Maintenance Charges £89.69 per month

Monthly rental £307.49 (based on 45% share)

The percentage of ownership can be increased to 100% at which point the property will revert to freehold



## Location

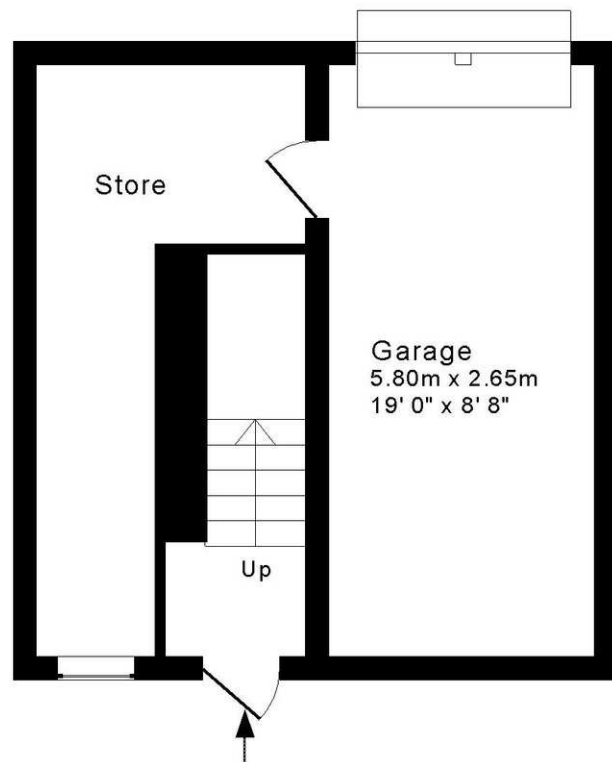
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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. The property is within a short walk of a number of supermarkets and a gym.

## Insight

A coach house-style apartment set over a garage and useful store room with a low maintenance area of garden to the front. Offering two double bedrooms, a double aspect open-plan kitchen living room and well appointed bathroom. The property is well presented throughout and there is no onward chain.

- Front door opening into lobby area with stairs to the first floor landing. The storeroom is the other side of this wall and a doorway could be drawn through (subject to the necessary permission)
- First floor landing with airing cupboard (with gas fired combination boiler supplying central heating and hot water)
- Double aspect living room kitchen with fitted units incorporating gas hob and electric oven, plumbing for washing machine and space for fridge freezer. Freestanding appliances could be purchased.
- Two generous double bedrooms (both with recesses for wardrobes) and one with over stairs cupboard
- Bathroom with shower over the bath
- Garage and adjoining secure store with water, power and light
- Gravelled area of garden to the front bounded by estate railings and laurel hedging. Designed for low maintenance but somewhere to still be able to sit outside
- No onward chain complications. The share of ownership can be increased from 45% to the full 100% or anywhere in between

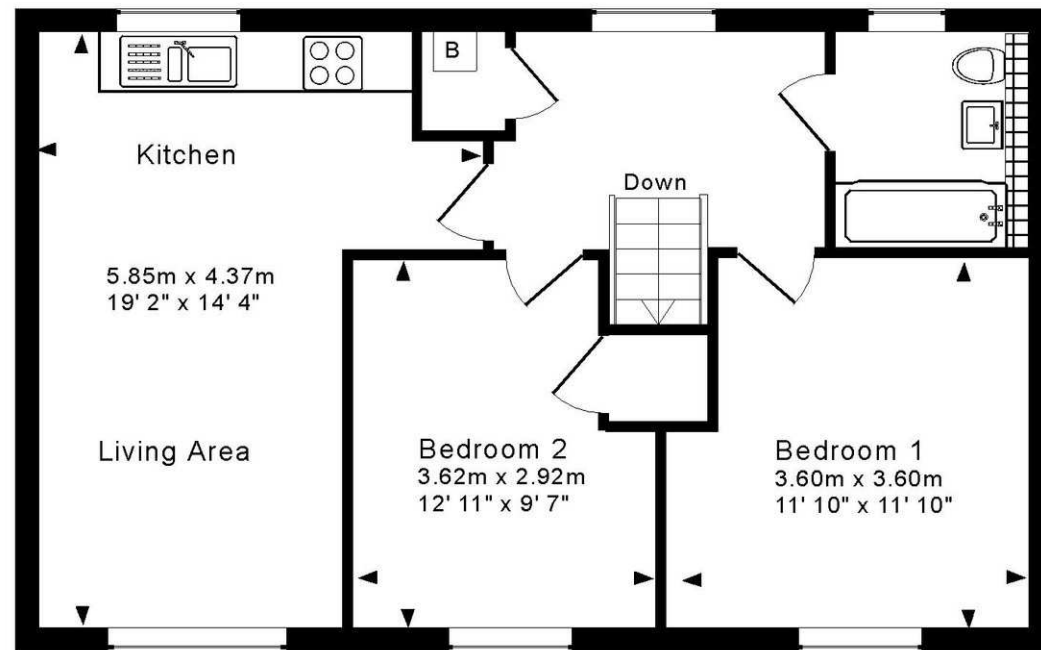




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0862

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### First Floor

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