



£220,000

At a glance...



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**holland
& odam**

5 King Alfreds Courtyard
Union Street
Wells
Somerset
BA5 2RL

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam, cross the road and turn left following the High Street towards St. Cuthbert's church. Turn right into Priest Row where one of the entrances to King Alfreds Courtyard can be found on the right just beyond the two shops.

Services

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

Local Authority

Somerset Council
Tel: 0300 123224
www.somerset.gov.uk

Tenure

Leasehold
Length of lease: 125 years from 1/1/2002
Service/Maintenance Charges: £6,254 (2026)
Ground Rent: £678 pa



Location

Set just off the end of the High Street in a central yet protected and secure area. 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 four 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, each with mainline train stations. Castle Cary station (c.11 miles away) also provides a regular direct service to London Paddington. Bristol International Airport is c.15 miles to the north-west. Wells bus station is less than 5 minutes' walk from the property.

Insight

A spacious split-level apartment for the over 55s within the very heart of the city, yet very quiet and secure. Set on the first floor and served by a lift. Communal facilities include a residents' lounge, gardens, residents' parking (subject to availability) and a pre-bookable guest suite. No onward chain.

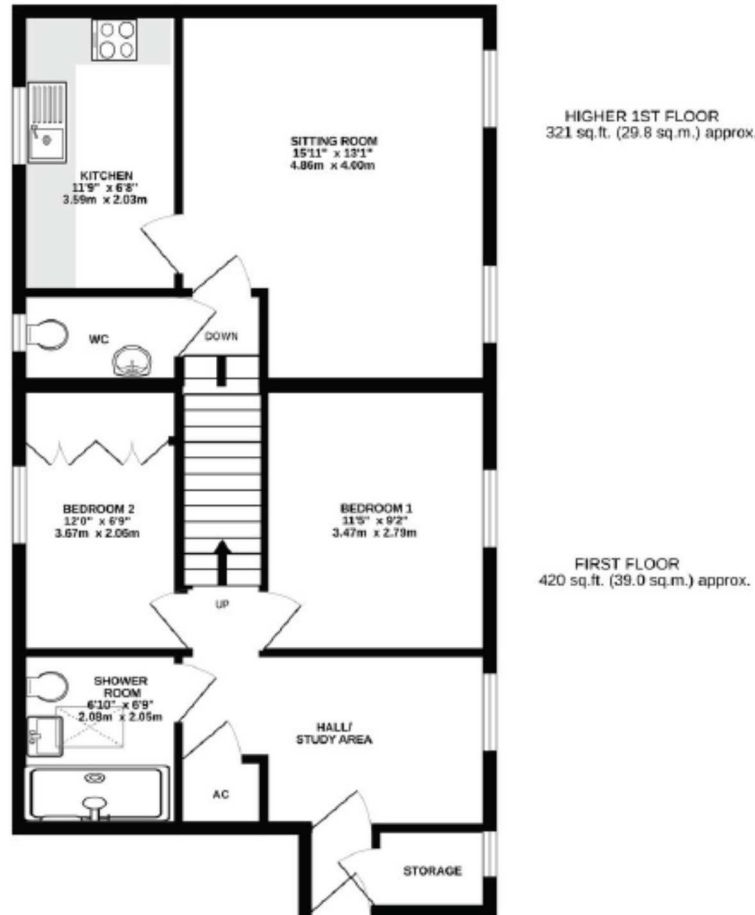
- The lower level of the apartment provides a welcoming entrance hall featuring a useful study area, a large walk-in storage/cloaks cupboard, plus an airing cupboard.
- Spacious shower room with walk-in shower, basin with storage cabinet below, WC, wall-mounted heater, heated towel rail and an opening overhead skylight for natural light and ventilation.
- Two bedrooms (one with fitted double wardrobe)

The upper level is accessed by a short straight flight of shallow stairs c/w Stannah stair lift:

- Bright, sunny L-shaped sitting room with feature electric fire and a recessed dining area. Two windows overlook the communal courtyard.
- Fitted kitchen with a range of base and wall units plus integrated appliances including eye-level oven with separate grill, fridge-freezer, dishwasher, and hob with extractor hood over. A window over the sink provides plenty of natural light.
- A guest cloakroom with WC and wash basin at the top of the stairs means there's a loo on both levels!
- Emergency pull cords are fitted in every room for 24/7 peace of mind.
- Electric Heating.
- Intercom access system for visitors.

Well tended gardens | Residents' lounge | Guest suite | Parking





TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

We do every attempt 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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