

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FLAT No. 4, 11 CHAMBERLAIN STREET, CATHEDRAL CITY OF WELLS, BA5 2PE



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A charming first floor flat in this handsome Georgian House in the heart of Wells and within easy walking distance of the High Street, Cathedral and most of the amenities.

The flat is on the first floor and is approached by an elegant, gently rising staircase. The accommodation includes a hall, sitting room, kitchen, 2 bedrooms and a bathroom. It has independent gas central heating

Outside there is a garden terrace shared with the other leaseholders and the flat has an allocated parking space. There's also visitor parking space.

Price guide £295,000

Location

Chamberlain Street is a popular residential road which mainly includes period properties reflecting the character of England's smallest and very beautiful Cathedral City with its population of about 12,500.

Wells has a medieval Market Place, a good range of shops and a wide variety amenities plus social and sporting associations.

Practically all are within walking distance of Chamberlain Street. Indeed, the bells of both Wells Cathedral and St Cuthbert's Church are within ear-shot when either standing in Chamberlain Street or outside.





Description

This fine handsome house is listed and is divided into just 4 individual and unique apartments. The entry into the building is by a side door into a communal hall which leads to a grand and gently rising staircase.

The first-floor landing leads to the front door of the flat and into a hall which serves all the rooms.

The sitting room is a good size and has plenty of space with a gas fire as the focal point. There's also a fair-sized kitchen with plenty of storage and room for a table and chairs.

There are two bedrooms and a bathroom with tiling, a basin, wc and bath.

At the rear of the property is a communal sitting terrace sheltered by a high stone wall. There is an allocated parking space and space for visitors' cars.

Other points

Leasehold (959 years). Ground rent £50 p.a. with the freehold. There is a service charge – details awaited.

The lease restricts its use to be a private dwelling house with occupation by one family.

Council Tax Band B. Mains services and gas central heating.





About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens.

There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

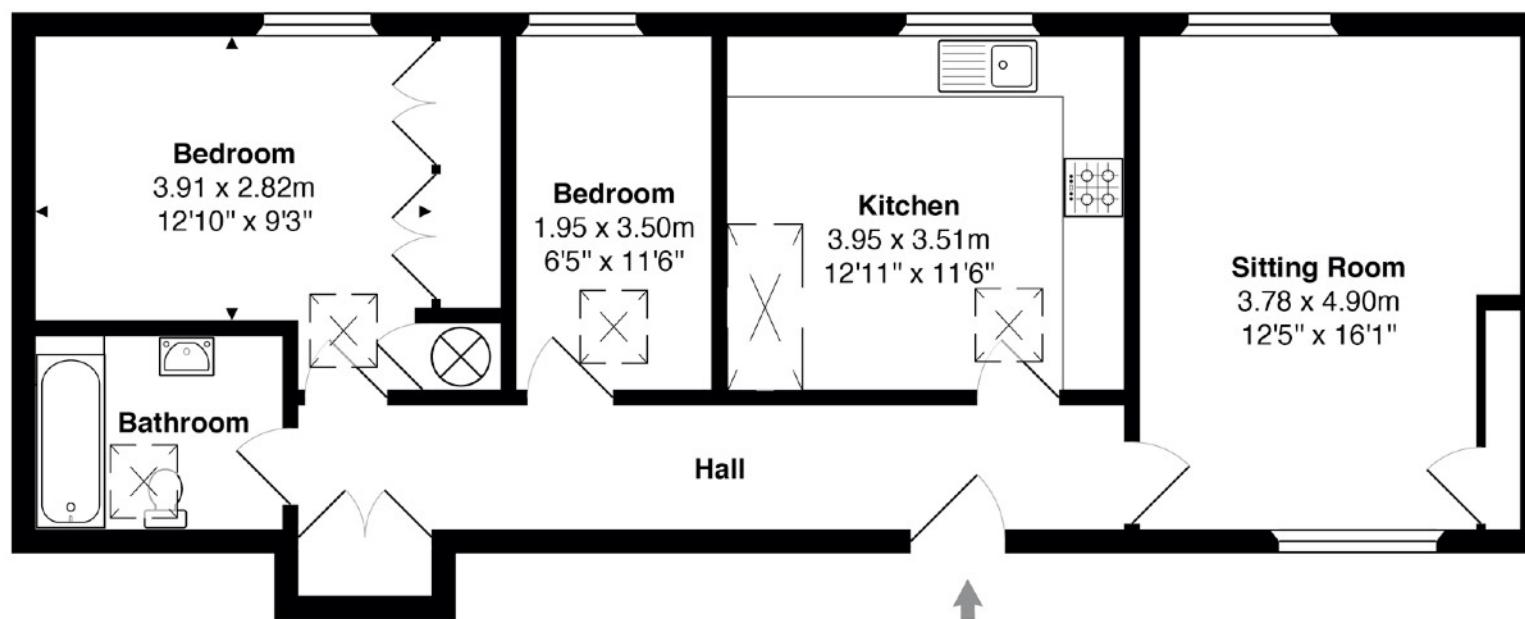
The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.



Flat 4, 11 Chamberlain Street, Wells

Approximate gross internal floor area of main building - 73.3 m² / 789 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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