

LODESTONE



7 Melbourne House Mews, Wells





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BA5 2PG

Guide Price: £340,000

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Tucked away in a quiet and sought-after courtyard development
- 2 bedroom mews style house
- Beautiful communal gardens and a private rear courtyard
- Allocated parking and visitors' parking
- Two bedrooms (both with fitted storage)
- Centrally located
- No onward chain





A super two-bedroom house set in the central and desirable Melbourne House Mews with parking, private courtyard garden, communal gardens and parking.

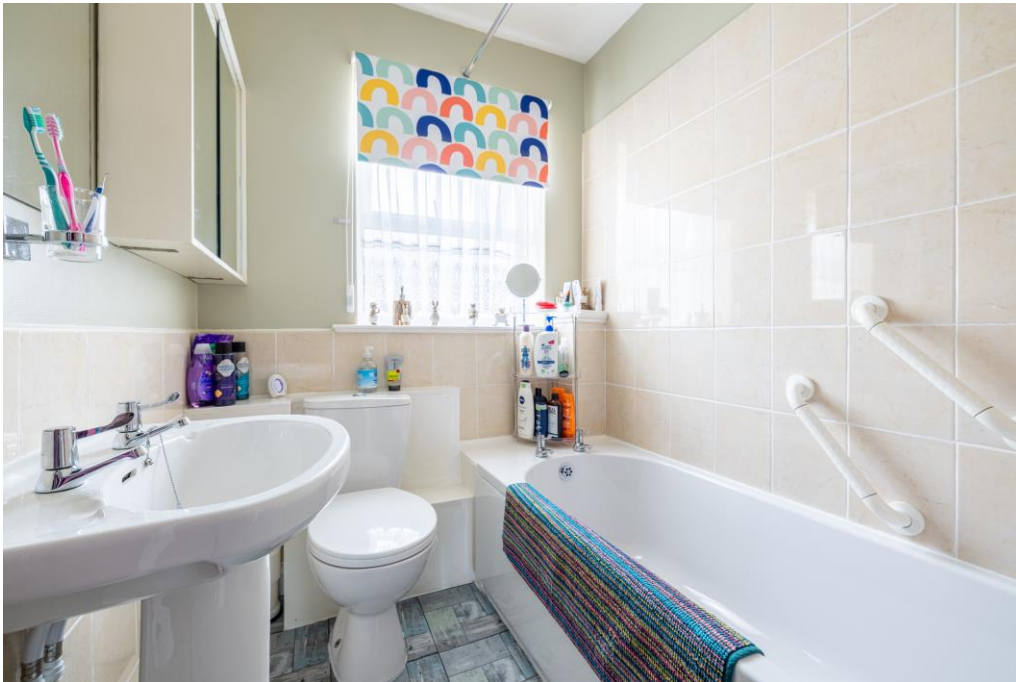
7 Melbourne House Mews is within easy walking distance of Wells High Street and all its facilities and is in a peaceful and tucked away location and is well presented throughout. Ideal pied de terre or for the downsizer looking for a home in the centre of Wells.

Upon entering the property there is an area for shoes and coats opening into a spacious kitchen. The kitchen is fitted with a range of units incorporating an electric oven and gas hob and has space for a washing machine, dishwasher and fridge freezer. Adjoining the kitchen is the sitting room, a large room with a feature fireplace and gas fire inset and stairs leading to the first floor. There is a glazed door which opens onto the courtyard garden.

On the first-floor landing there is a spacious built-in cupboard with shelving. The large master bedroom is at the rear overlooking the garden and has been fitted with an extensive range of mirror fronted wardrobes.

The second bedroom enjoys more storage with an overstairs cupboard and fitted wardrobes. Adjacent to bedroom 2 is the bathroom which comprises a panelled bath with electric shower over, wash hand basin and toilet.





Outside

As you enter Melbourne House Mews there is an attractive formal garden to the right with a second, larger area of more informal, lawned garden with mature trees at the far end of the properties.

Both areas are communal. The private courtyard garden to the rear is mainly paved on two levels with flower beds and an attractive high stone wall and has the added benefit of a garden shed. There is an allocated parking space and provision for visitors' cars.

Situation

Melbourne House Mews is a short walk away from the High Street yet feels very tranquil and gives a sense of security. Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors' surgeries, dentist, a selection of primary schools and the excellent Blue School and Wells Cathedral School.

The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl.

At the very heart of the city is the stunning mediaeval Cathedral with its Chapter House and adjacent Vicars' Close: the oldest street of houses in Europe still used for the purpose for which they were built. The Bishop of Bath & Wells still lives in the adjacent Bishop's Palace, the finest of its type in England with its spectacular moat and gardens. The Market Place offers a superb cafe culture when the weather is fine, with tables and chairs set out amongst the fabulous architecture and historic buildings.



Wells is fast becoming the South West's go-to place for festivals with its annual food, literary, contemporary art, garden, comedy and theatre festivals. There are regular live-music events in both the Cathedral and Cedar's Hall, the auditorium of the famous Wells Cathedral School. There are regular shows in Wells' Little Theatre and a multi-screen cinema.

Other local attractions and amenities include the well-known Bath and West Show Ground just a few miles away, home to the annual Bath and West County Show and many other exhibitions as well as regular antiques markets.

Golfers have a wide choice of golf clubs – Wells Golf Club, Mendip Golf Club with its amazing views, Wedmore Golf Club and for those seeking a real challenge, Burnham on Sea Golf Club. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

A minor injuries unit is close at hand being situated at Shepton Mallet Community hospital or West Mendip Hospital.

The cities of Bath and Bristol are within commuting distance and there is a main line railway station at Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Directions

From Chamberlain Street opposite the entrance to Union Street car park the entrance to Melbourne House Mews can be found on the right-hand side.

Postcode: BA5 2PG

What.3.Words: thinking.inherits,predicts

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Council

Somerset

Council Tax

Band - C

Guide Price

£340,000

Tenure

Freehold

PART B

Property Type

Terraced House

Property Construction

Block and rendered walls. Tile roof.

Number and Types of Rooms

See details and floorplan

Water Supply

Mains

Sewerage

Mains

Electricity Supply

Mains

Broadband

Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>,

Mobile Signal/Coverage

Please refer to Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Heating

Gas fired combination boiler

Parking

Allocated space and visitor parking

PART C

Building Safety

The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions

There are restrictive covenants mentioned in the title. We recommend you review the title/deeds with your Solicitor.

Rights and Easements

We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk

According to the environment agency's website, the property is in an area of very low risk of flooding and has not flooded.

Planning Applications

There are currently no pending applications in the vicinity.

Accessibility

No adaptations have been made.

Energy Performance Certificate

TBC

Other

Melbourne House Management company is run by the residents and the current service charge is £300 per annum payable in September which is reviewed annually.

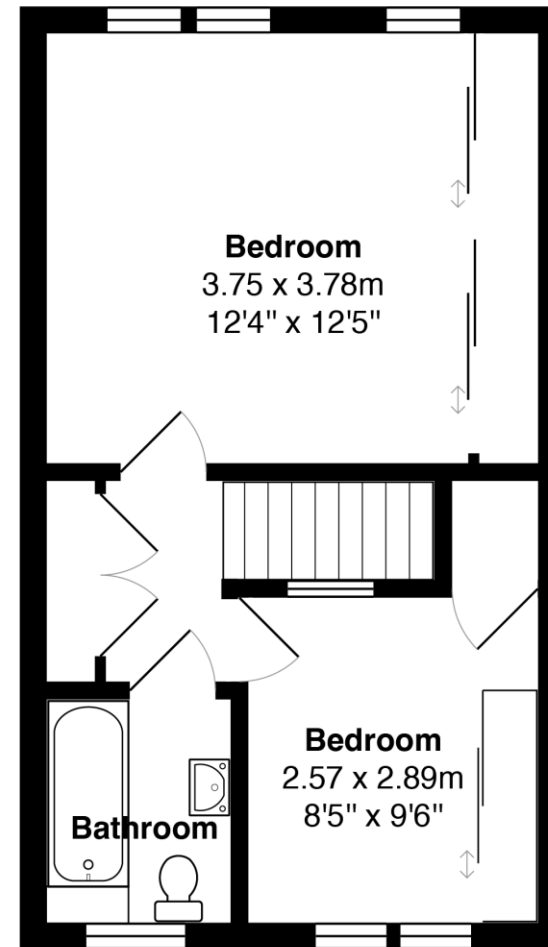
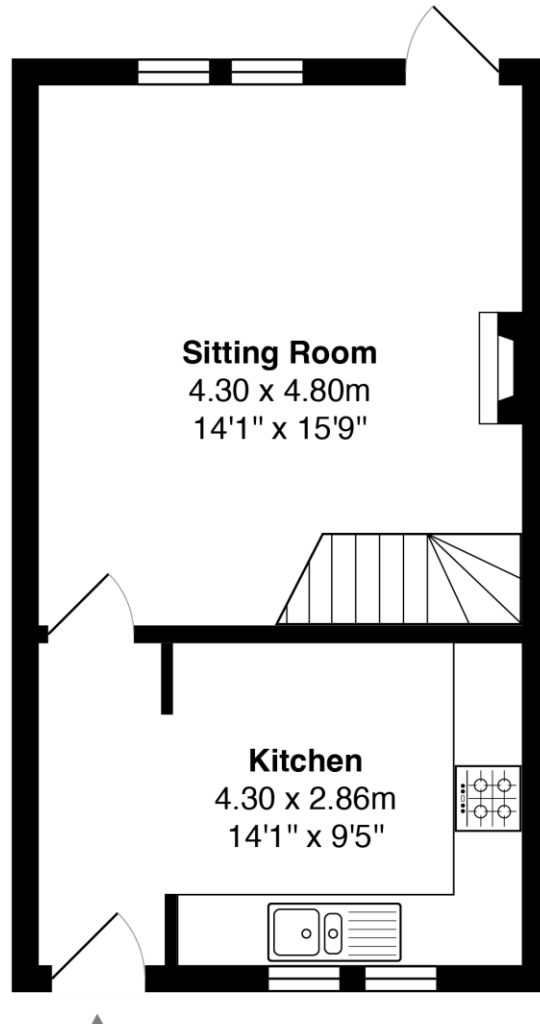
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

7 Melbourne House Mews, Wells



Approximate gross internal floor area of main building - 67.2 m² / 724 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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