£275,000

At a glance...

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holland & odam

12 Bishops Mews
Mill Street
Wells
Somerset BA5 2DU

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk

Directions

On foot from the High Street proceed into Mill Street to the side of the Holland & Odam offices. Pass the row of shops on the left and the development can be found on the left hand side. The entrance to the property is on the right hand side under the open covered area.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Share of Freehold
Length of Lease - 999 year from 1st January 2011
Service/Maintenance Charges £1,300p.a. (including £600 contribution to sinking fund)
Ground Rent £100 p.a.

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.

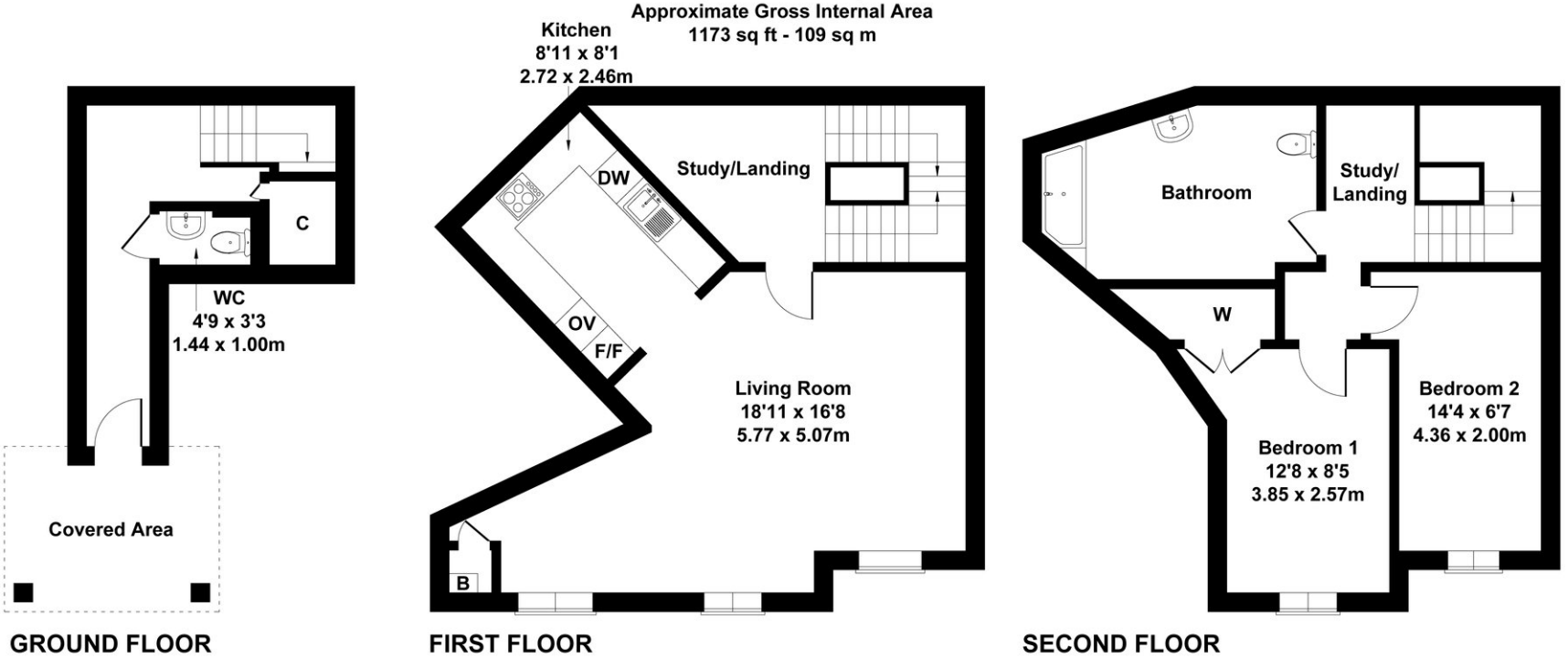
Insight

A three storey townhouse in a central yet quiet location within a conservation area. Well presented throughout and ideal as a holiday let or a " lock up and leave" property this property is offered for sale with no onward chain and could be purchased with the majority of its furnishings and contents. No onward chain.

- Set within a purpose-built development close to the High Street and all the facilities of central Wells
- Previous owners have used the property as holiday let and there are no restrictions on holiday or longer term lets
- Covered outside seating area leading to the front door into a private entrance hall with ground floor cloakroom
- First floor with a light and airy living room with three windows and a feature electric fire
- Well appointed kitchen with a range of integrated appliances including dishwasher, fridge freezer, oven and hob
- Study/landing areas on both the first and second floors
- Two bedrooms with the principal bedroom having a large built-in wardrobe
- Family bathroom with tiled floor and shower over the bath
- In immaculate order throughout

Bishops Mews, Wells

Approximate Gross Internal Area
1173 sq ft - 109 sq m



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