

£185,000

At a glance...



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holland  
&odam

54 Chamberlain Street  
Wells  
Somerset  
BA5 2PT

TO VIEW

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



## Directions

On foot from Wells High Street turn right into Priest Row. At the end of the road turn left into Chamberlain Street and keep left at the mini roundabout. The property can be found on the right hand side before you reach the petrol station.

## 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  
Buildings Insurance £77.55 p.a.  
Length of Lease 125 year (new lease upon completion)  
Service/Maintenance Charges Variable and tba  
Ground Rent - Peppercorn  
Sinking fund contribution £823 p.a.



## Location

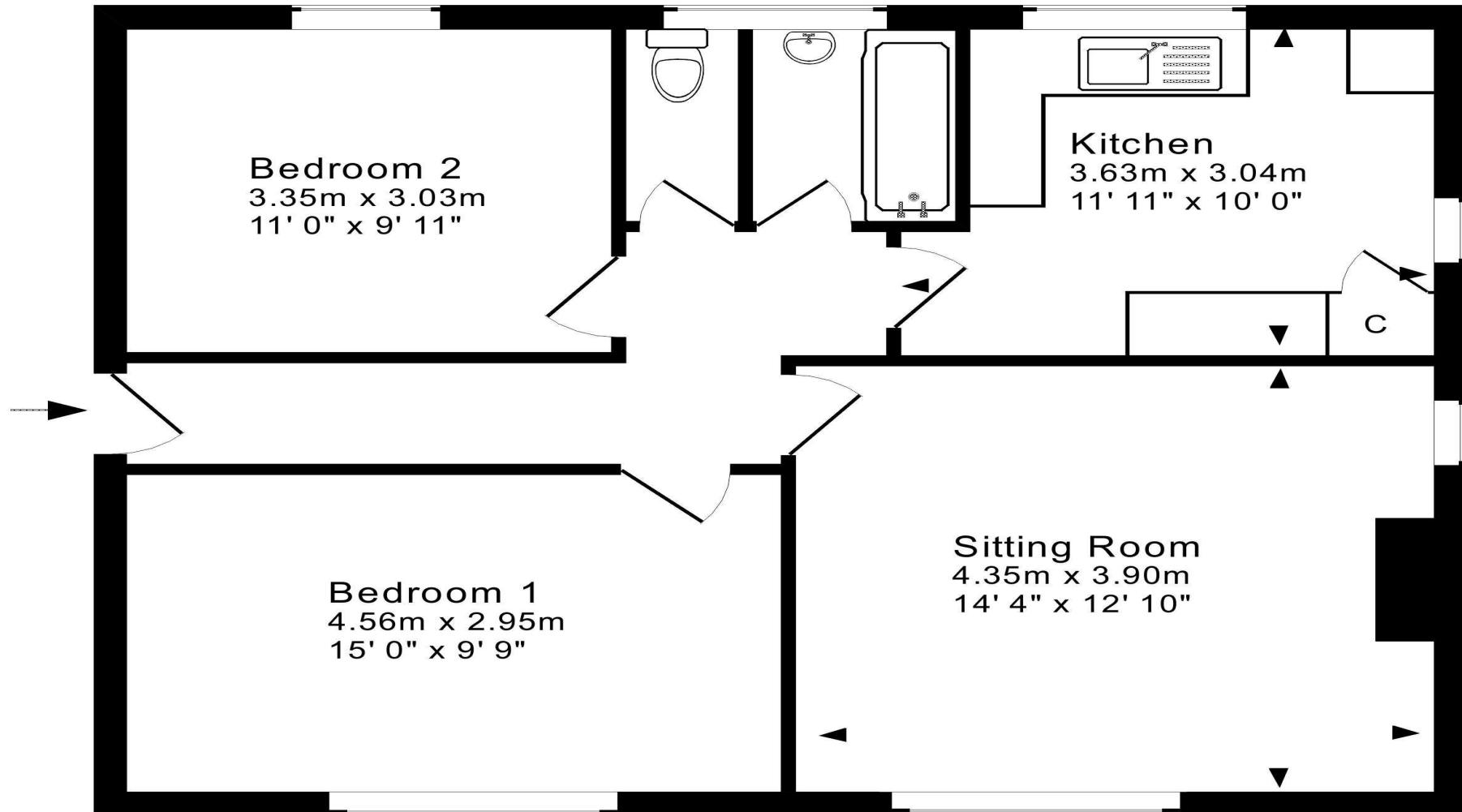
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

Offered for sale with no onward chain. First floor flat with generous accommodation a short walk from the High Street and with the benefit of a private garden and a secure outdoor store for bike/tools. There is also residents' parking.

- Communal entrance hall with access to the rear garden
- Double aspect sitting room with feature fireplace
- Double aspect kitchen diner
- Two generous bedrooms
- Bathroom and separate W.C.
- Gas central heating and double glazed windows
- Dedicated area of level garden and a useful store
- Residents' parking
- Great investment opportunity - estimated rental of £900 p.c.m. or as a lock up and leave
- No onward chain





## First Floor

For indicative purposes only.  
Drawing Number : 147-0869

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