



£345,000

At a glance...



2



2



2



EPC

C



COUNCIL TAX

E

**holland
& odam**

12 Carlton Mews
Wells
Somerset
BA5 1SG

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the High Street proceed into Broad Street and turn left into St John Street. Turn left into South Street and Carlton Mews can be found on the right hand side at the end of the street. 12 Carlton Mews can be found in the first courtyard on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold with share of Freehold
Length of Lease - 999 years from 29th September 1989
Service/Maintenance Charges - £142.68 p.a.(as of 2026) (£71.34 paid twice yearly in April and October)
Ground Rent - £5 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.

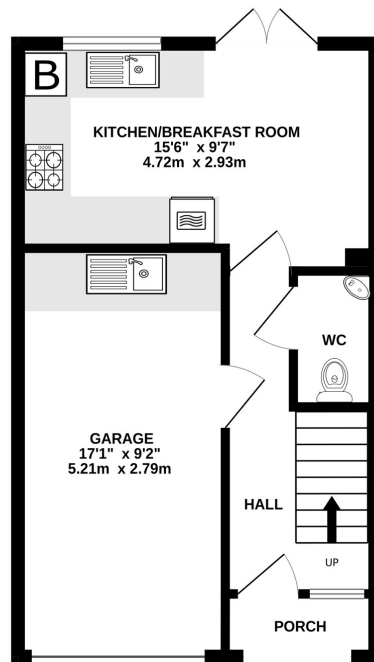
Insight

An attractive, modern townhouse within this popular, centrally located development. Arranged over three floors with access to a balcony on the first floor. Offering both a garage and parking with a low maintenance courtyard to the rear overlooking an area of communal garden. No onward chain.

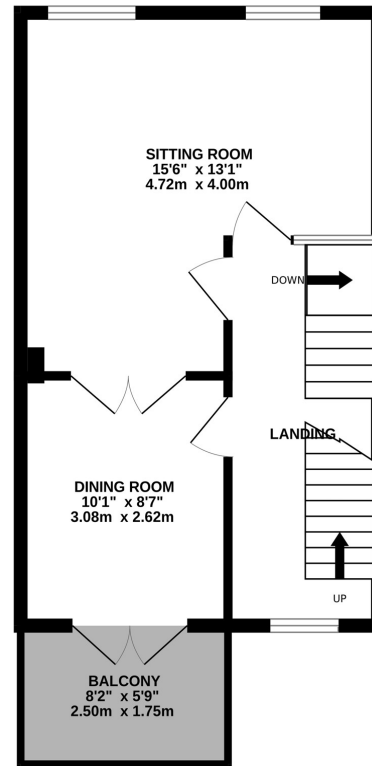
- Kitchen / dining room to the rear with French doors onto the courtyard garden and overlooking the communal garden beyond
- L-shaped sitting room with double aspect on the first floor. Glass doors divide the area and there is access to a wooden balcony with a view towards the recreation ground and bowling green
- Two double bedrooms on the second floor with built-in storage. Bedroom one has an ensuite wet room.
- Entrance hall with cloakroom and access to the integral garage
- Gas fired central heating and double glazed windows
- Additional parking space on the driveway to the front of the garage
- Short, level walk into the High Street and Market Place and easy access to countryside walks
- Offered for sale with no onward chain



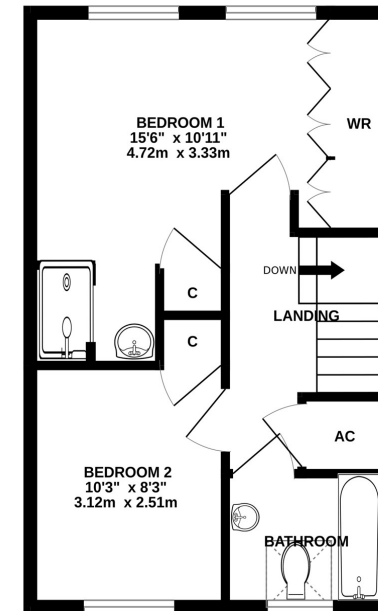
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made 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.
Made with Metropix ©2026

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.