



£225,000

At a glance...



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**holland
& odam**

Flat 2
St Cuthberts Lodge
40 Chamberlain Street
Wells
Somerset
BA5 2PJ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam turn left and bear right along the bottom of the High Street (passing Whittings on the right and the City Arms pub on the left). At St. Cuthberts church bear right into Priest Row. Walk to the end then turn right. St Cuthberts Lodge is 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
Length of Lease - 999 years from 2020
Service/Maintenance Charges - £1174



Location

Set in a Conservation area within a short, level walk of the city centre and within very easy reach of Morrisons supermarket. 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.

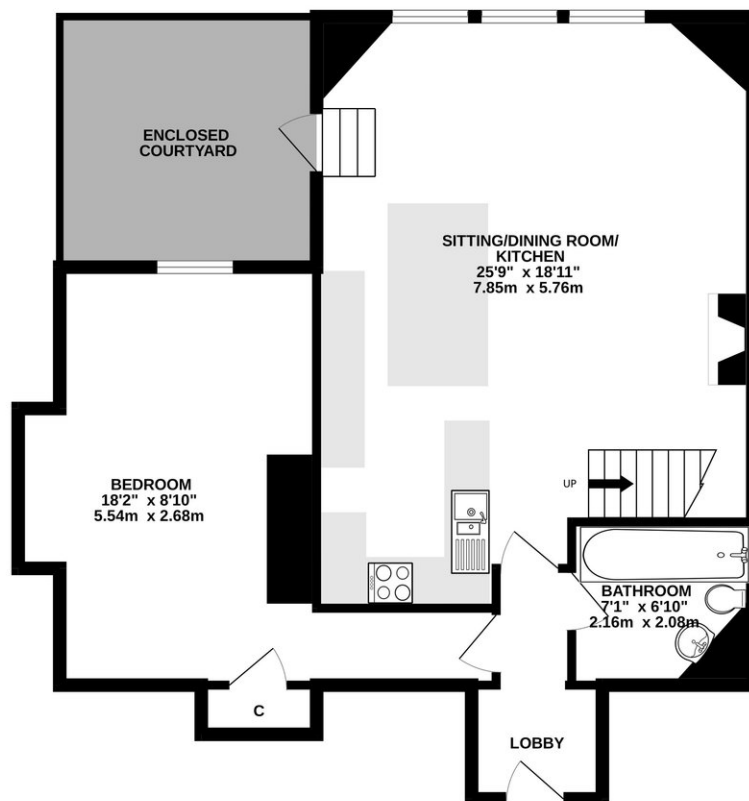
Insight

An extremely well presented one bedroom ground floor flat in the centre of Wells. Having a private enclosed courtyard and allocated parking space, it really is one to view. It is part of an attractive historic Grade II listed building.

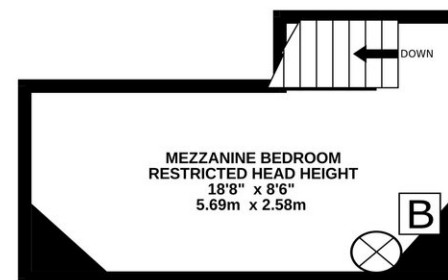
- Stunning open plan kitchen, dining and sitting room with high ceiling and a real sense of space
- The kitchen area has a stylish island offering further worktop and storage while the main kitchen has an integrated dishwasher, fridge freezer, washing machine and oven
- The bedroom is generous with plenty of room for other furniture without compromising the space around.
- Bathroom comprises bath with shower, toilet and wash handbasin
- Access to a mezzanine floor (with restricted head height) this space offers further storage options and looks over the open plan sitting room
- Private courtyard accessed from the open plan living area
- Lovely communal foyer with parquet flooring
- Well located with Waitrose literally around the corner and within walking distance of all of the local amenities
- Access to nearby countryside walks



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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.
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