



£299,950

At a glance...



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**holland
& odam**

1 Judges Lodgings
19 New Street
Wells
Somerset
BA5 2LD

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from our office proceed up the High Street towards the Market Place. Bear left into Sadler Street and bear right into New Street. Judges Lodgings can be found on the left hand side just beyond the mini roundabout. The property is accessed on the far side of the building with steps down to the front door.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via a Vaillant boiler in the kitchen.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold with share of freehold
Management Charges £2,400 per annum (as from 1st April 2025)
Length of Lease 999 years from 1st Jan 1978
No Ground Rent payable



Location

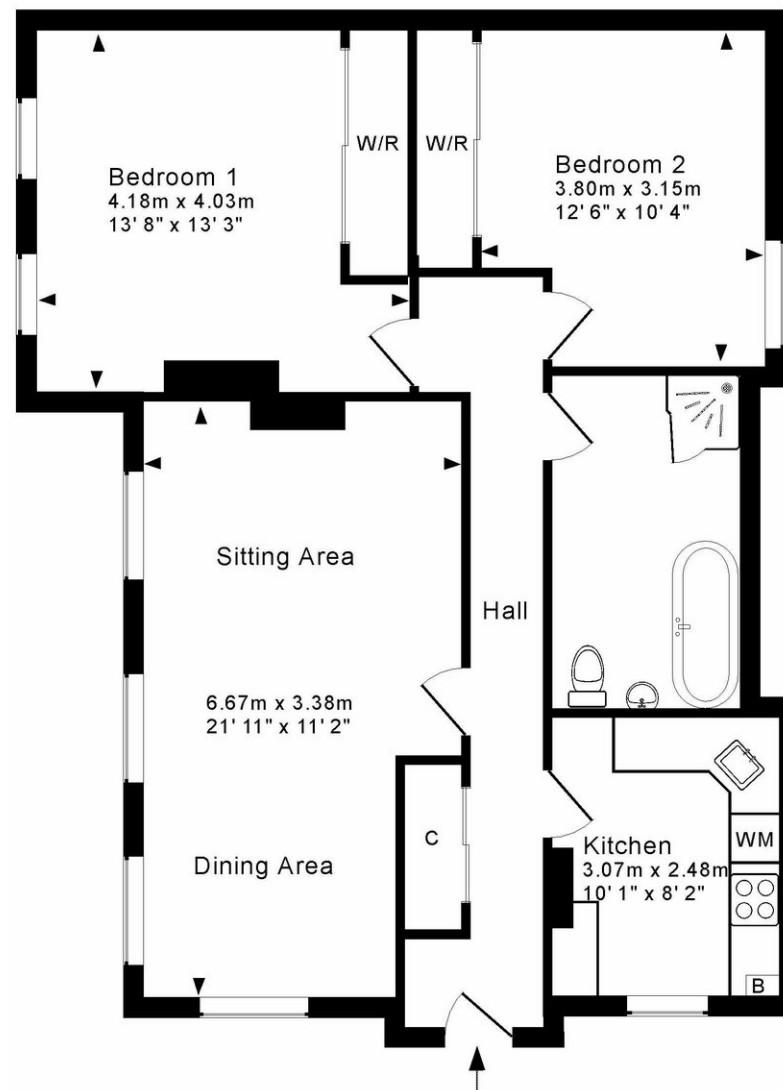
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 well maintained, lower ground floor flat within this Grade II Listed building enjoying a private garden and a garage. Set within a short walk of Wells High Street in this impressive, historic building. Offered for sale with no onward

- Steps lead down to a private entrance door into a hallway with useful storage cupboard
- Double aspect sitting room/diner with 4 secondary glazed windows giving plenty of natural light
- Kitchen fitted with granite-style worktops with under unit lighting and extensive storage
- Two generous double bedrooms (both with built-in wardrobes)
- Bathroom with claw-foot bath and separate shower cubicle with underfloor heating (in addition to a towel radiator)
- Communal garden room off the main hallway overlooking the attractive gardens
- Garage with power and light and plenty of space for parking to the front
- Attractive and well-tended communal gardens around the property with each unit having their own specific allocated area to the rear
- A fantastic lock up and leave property offering great security and community





Lower Ground Floor

For indicative purposes only.
Drawing Number : 147-0839

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DISCLAIMER

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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.

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