



£110,000

At a glance...



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**holland
& odam**

Flat 6
Welsh Court
Charter Way
Wells
Somerset
BA5 2GD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the second turning right into Charter way and the third left into Welsh Court. The property can be found in the second block on the left. Parking is available either opposite or beyond the property.

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 - 125 years from 2026

Service/Maintenance Charges -

Communal electricity - £295.01 per annum

Estate cleaning services - £74.52 per annum

Ground Rent - Peppercorn Buildings Insurance approx' £77.55 per annum.

Will always have a potential for a sinking fund and estate charges including playground, tree works, external estate cleaning, grounds maintenance. General value (for flats) for sinking fund is £500 per year.



Location

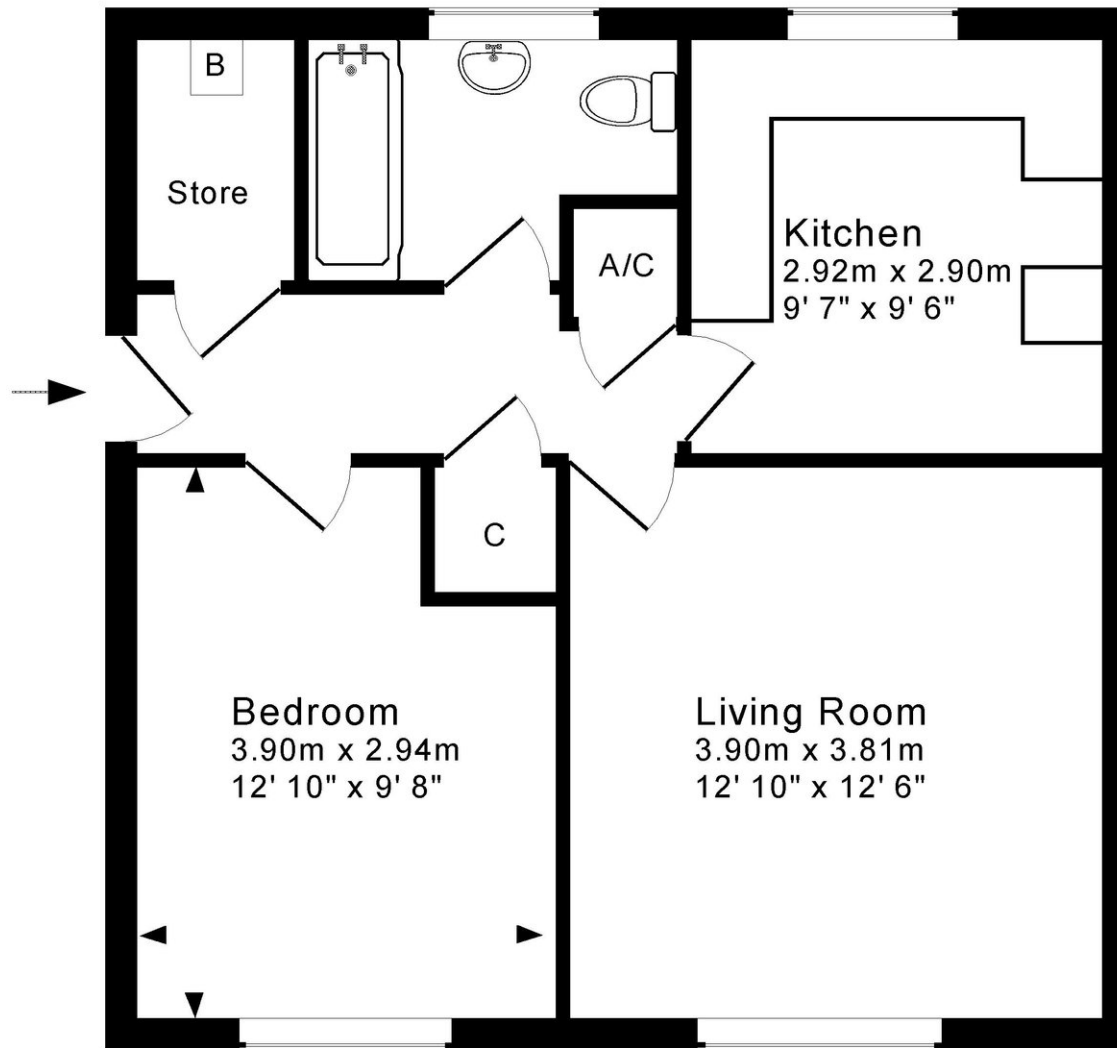
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 ground floor flat in a purpose built block of 4 flats with communal garden/drying area to the rear and plenty of parking for residents. Offered for sale with no onward chain this would make an ideal first time buy or a great buy to let for investors with an anticipated rental of £750 p.c.m. In need of refurbishment and sold as seen. .

- Communal entrance hall shared with 3 other properties and giving access to the rear garden/drying area
- Entrance hall with useful storage and a walk-in store room with gas fired boiler
- Living room with television and telephone points
- Kitchen with a breakfast bar and gas and electric cooker points
- Double bedroom
- Bathroom with electric shower over the bath
- Communal garden/drying area to the rear
- Pleasant landscaping with mature trees to the front
- No onward chain
- Ideal first time purchase or investment/buy-to-let





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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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