



£115,000

At a glance...



1



1



1

EPC

D

COUNCIL
TAX

B

holland
& odam

5 Brownes Place
Wells
Somerset
BA5 2DY

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the offices of Holland & Odam wal down the High Street and into St. Cuthbert Street with the church on your right. Cross straight over at the pedestrian crossing into Tucker Street and 5 Brownes Place will be found just after the entrance to Tescos. A for sale board is displayed.

Services

Mains electricity, water and drainage are connected. Night storage heaters.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
125 year lease to be issued
£20.04 p.a.insurance charge
£901.48 p.a. contribution to sinking fund



Location

Set in the very heart of the city. 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

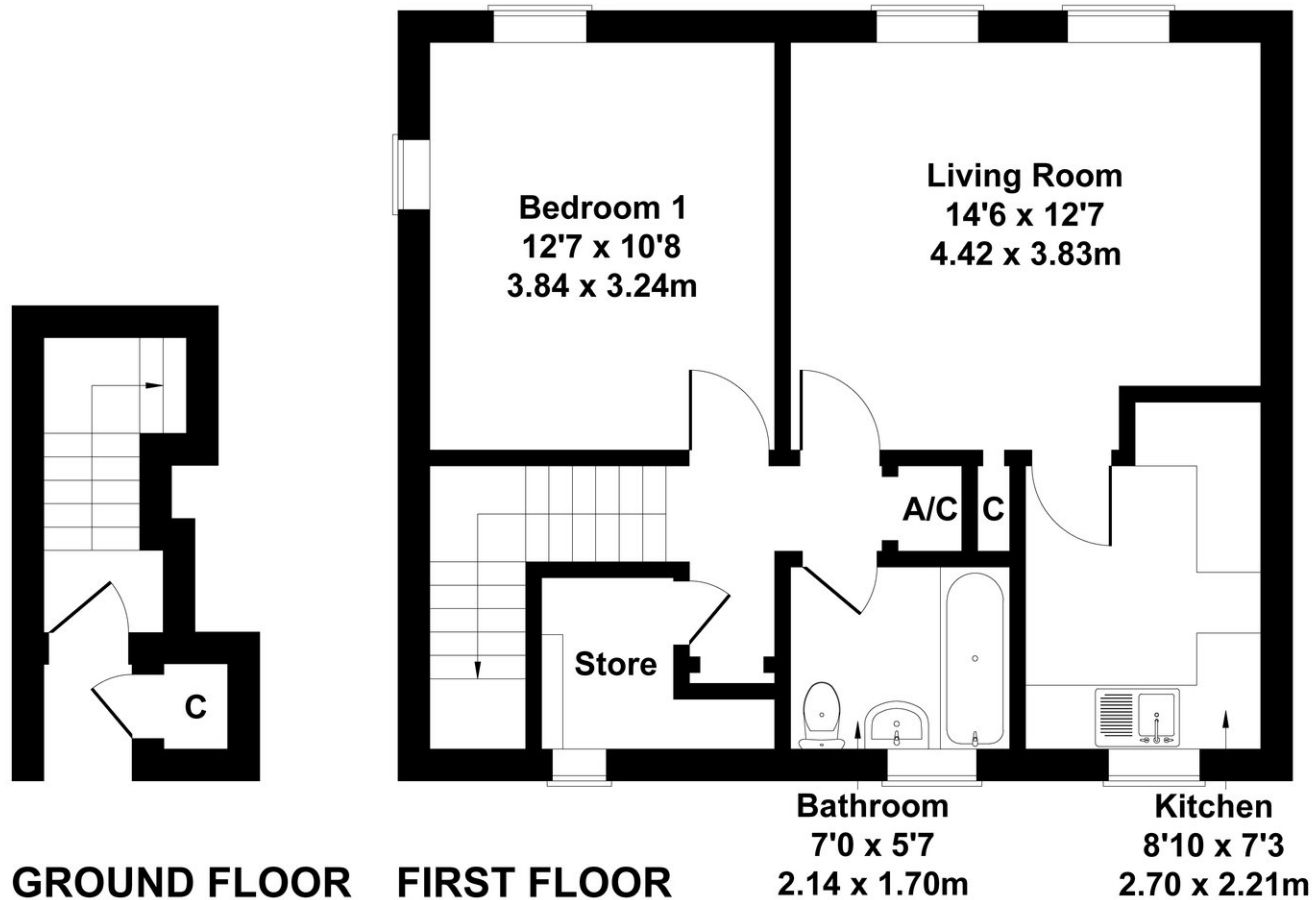
A first floor purpose-built flat in the city centre offering great value for money. There is an allocated area of garden to the rear. The property offers its own private entrance door leading to a first floor entrance hall, living room, kitchen, double bedroom, store/study and a bathroom. No onward chain.

- Private entrance door on the ground floor sheltered by an open porch
- Generous living room overlooking the gardens to the rear
- Fitted kitchen overlooking Tucker Street
- Double bedroom with a double aspect
- Useful store room or study
- Bathroom with electric shower over the bath
- Gas fired central heating
- Double glazed windows
- Allocated, level garden to the rear extending to 30' x 12 (9.14m x 3.6m)
- Side gate to the front and rear gate into Tescos car park



Brownes Place

Approximate Gross Internal Area
592 sq ft - 55 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.