



£190,000

At a glance...



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**holland
& odam**

60 Chamberlain Street
Wells
Somerset
BA5 2PT

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from Wells High Street turn right into Priest Row. At the end of the road turn left into Chamberlain Street and keep left at the mini roundabout. The property can be found on the right hand side before you reach the petrol station.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Estate/Management Charges TBC
Length of Lease 125 years
Service/Maintenance Charges TBC
Ground Rent TBC



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

Offered for sale with no onward chain. Top floor flat in this three storey purpose-built building with a private area of garden, a useful store shed for bikes/tools and residents' parking. Within easy reach of the city centre. Great first time buy or investment opportunity. In need of some TLC but very liveable

- Well maintained communal hallway with access to the rear garden and store to the rear.
- Sitting room with a double aspect
- Modern kitchen with a cupboard containing an Ideal gas fired combination boiler for central heating and hot water
- Two double bedrooms
- Bathroom with electric shower over the bath and a separate W.C.
- Gas central heating
- Double glazing
- Residents' parking
- Private enclosed garden
- Useful store shed





Second Floor

For indicative purposes only.
Drawing Number : 147-0870

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