



£250,000

At a glance...



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**holland
& odam**

2 The Cloisters
South Street
Wells
Somerset
BA5 1SA

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street. Turn left into St John Street and left again into South Street. The Cloisters can be found by taking the first turning on the right.

Services

Mains electricity, water and drainage are connected.
Electric heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from April 1991
Service/Maintenance Charges £2,800 p.a.
Ground Rent £290 p.a.



Location

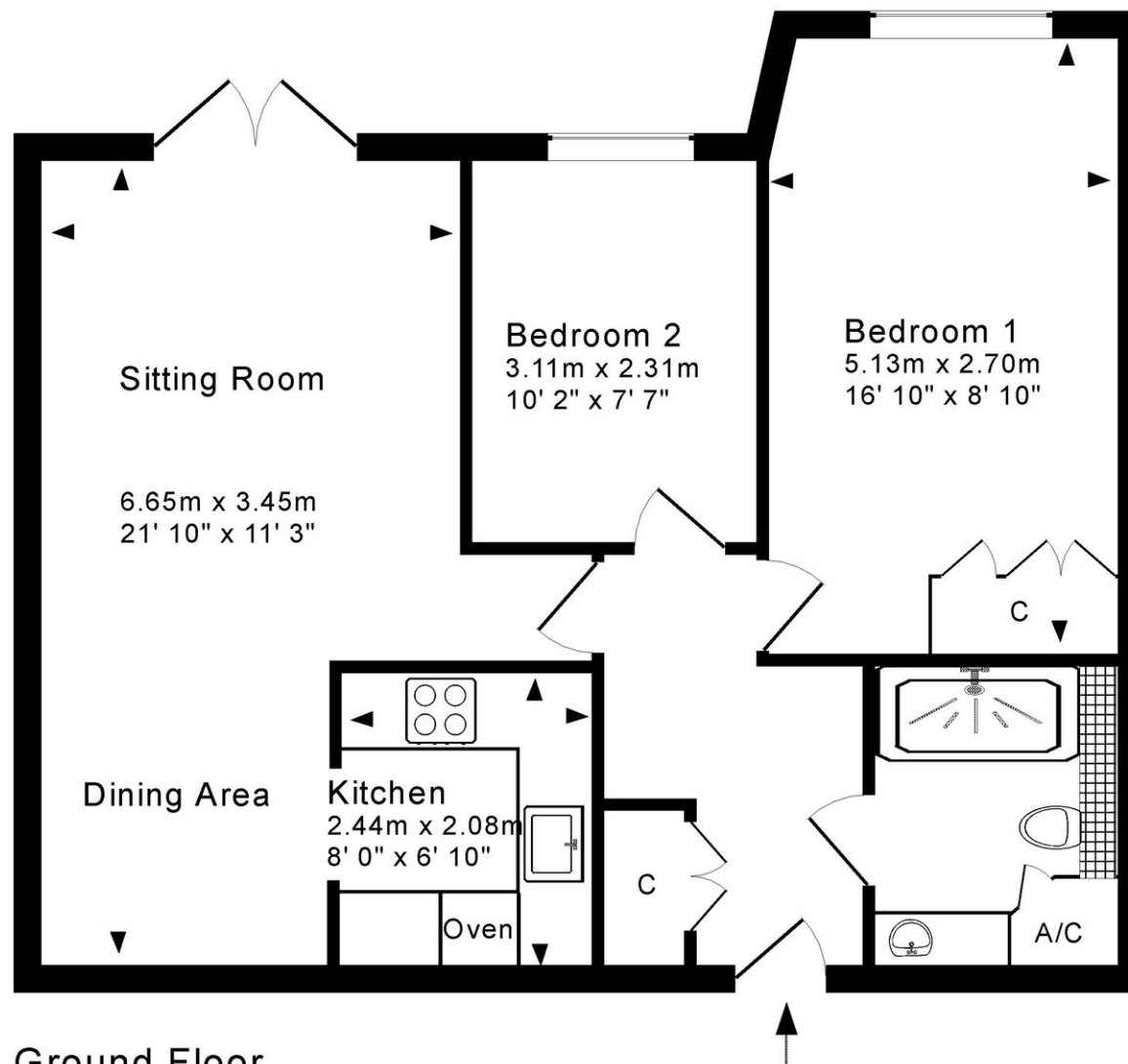
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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.

Insight

A ground floor apartment for the over 55's with direct access onto the communal rear gardens and enjoying an open aspect across the park beyond. This popular development is centrally located and enjoys a residents' lounge and residents' parking (subject to availability). No onward chain.

- Spacious entrance hall with room for a desk or bureau
- L-shaped living room with sitting and dining areas and french doors onto the communal gardens
- Well equipped kitchen which could be left fully equipped with fridge freezer and washing machine in addition to the integrated oven and hob
- Two bedrooms (the principal bedroom having a triple wardrobe)
- All windows overlooking the recreation ground to the rear with Wells Cathedral in the distance
- Bathroom fitted with walk-in shower and a large, very useful storage cupboard
- Upgraded electric heaters with thermostatic controls
- Emergency 24/7 call system for peace of mind
- Residents' lounge and well kept communal gardens
- Residents' parking (subject to availability) and a buggy store





Ground Floor

For indicative purposes only.

Drawing Number : 147-0864

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