



£155,000

At a glance...



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**holland
& odam**

15 St. Andrews Court
Wells
Somerset
BA5 2XX

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the city centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the next turning right into Woodbury Avenue. Continue to the bottom of the road and St Andrews Court can be found on the right hand side. The entrance to the communal hall is to the rear of the building.

Services

Mains electricity, water and drainage are connected.

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Share of Freehold
Length of Lease 999 years from 1979
Service/Maintenance Charges £838 per annum
No Ground Rent



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

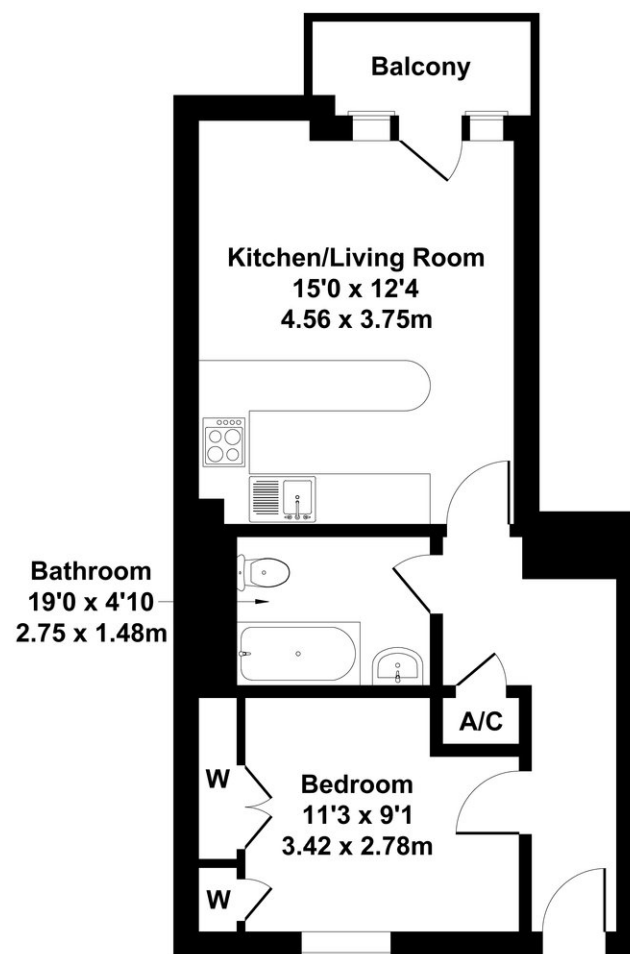
A top floor flat with wonderful views to the south over playing fields and Tor Woods with a balcony to enjoy them from. Recently let to a long term tenant the property is in great order and would re-let at c.£750 p.c.m. As well as communal gardens it also offers a single garage in a block. No onward chain!

- Well maintained communal entrance hall
- Neutrally decorated throughout
- Entrance hall with airing cupboard
- Stylish fitted kitchen installed in 2025 (with oven and hob and space for washing machine) including a peninsular unit for dining and a living area with balcony off
- Bedroom with extensive built-in storage
- Bathroom with shower over the bath
- Electric heaters installed in 2025
- Single garage in a block with new up and over door (2025) and roof (2020) and further residents' parking
- Communal gardens manly laid to lawn
- Anticipated rental of £750 to £775 p.c.m.



St Andrews Court

Approximate Gross Internal Area
441 sq ft - 41 sq m



Not to Scale. Produced by The Plan Portal 2026
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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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