



£155,000

At a glance...



1



1



1

EPC

E

COUNCIL
TAX

B

**holland
& odam**

Flat 2, 1 Sadler Street
Wells
Somerset
BA5 2RR

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from our office proceed up the High Street to the Market Place. The Flat can be found above "Flapjackery" on the corner of Sadler Street and the High Street.

Services

Mains electricity, water and drainage are connected.
Electric heating and A/C unit

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from 25th March 2014
Service / Maintenance Charges - £125pcm which include the ground rent of £50pa



Location

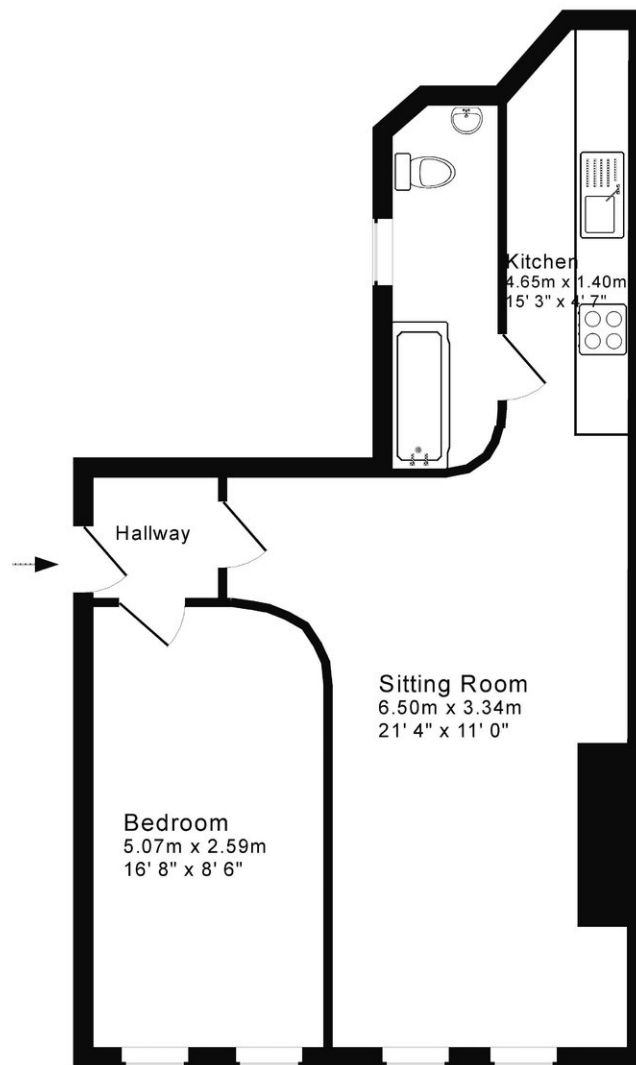
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 well presented modern first floor flat located in Central Wells with views across the Market Place. Ideal as a lock up and leave, rental or holiday let with no restrictions on Air B&B usage. Open plan accommodation with separate double bedroom and bathroom. No onward chain.

- Prime City Centre location within a Conservation area
- Stylish flat on the first floor with acoustic secondary glazed windows
- One double bedroom
- Open plan living space with modern kitchen
- Integrated appliances
- Contemporary bathroom
- Great views over the Market Place





Ground Floor

For indicative purposes only.
Drawing Number : 147-0676

Copyright Jemesis Ltd 2023

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.