



£199,950

*At a glance...*



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**holland  
& odam**

Flat 3  
15 Chamberlain Street  
Wells  
Somerset  
BA5 2PE

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

On foot from the High Street. Cross to the opposite side of the High Street and turn left into Union Street. At the top of the road, turn right into Chamberlain Street and the property will be found immediately on the right.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold with share of freehold  
1/4 share in the limited company that owns the freehold  
Length of Lease 57 years (Lease extension process has been started)  
Management Charges £500 p.a. (paid Spring and Summer)  
No Ground Rent



## Location

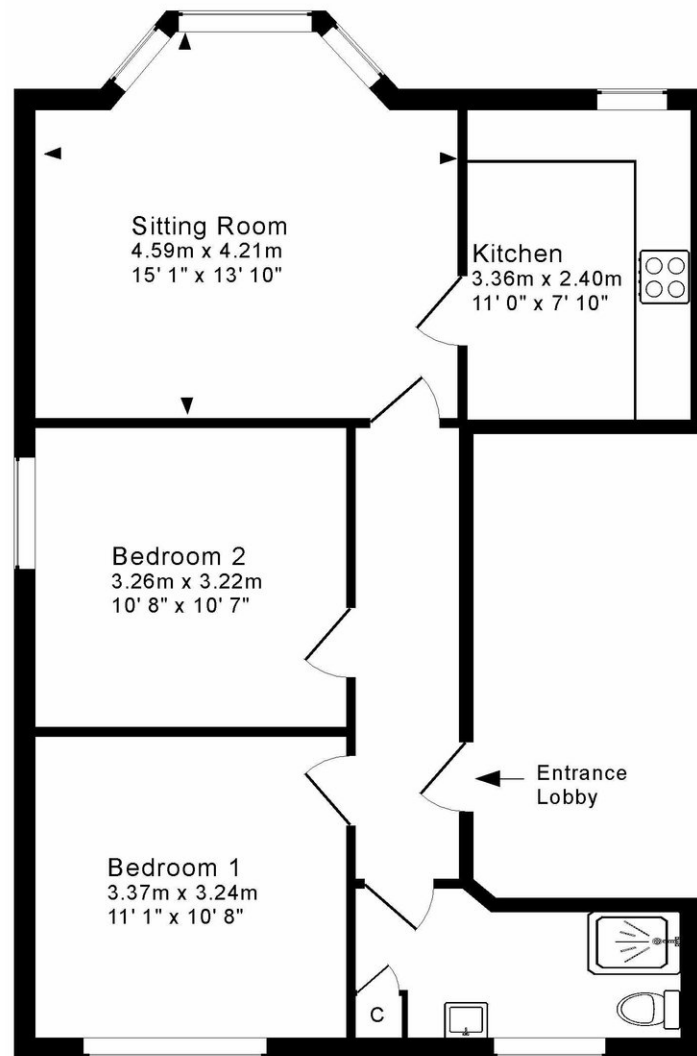
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 light and spacious two double bedroom first floor flat just a short walk away from Wells high street. Ideal for a first time buyer, investor or as a lock up and leave. Being offered with no onward chain.

- Large sitting room with attractive bay window with plenty of room for a sofa and chairs
- Two generous double bedrooms
- Good size kitchen with integrated hob and oven. Space for a washing machine and fridge freezer
- Bathroom with shower cubicle, toilet and wash hand basin
- Close to all the amenities Wells has to offer
- 150 metre walk to Cathedral Green
- Set within the Wells conservation area
- No onward chain





## First Floor

For indicative purposes only.  
Drawing Number : 147-0848

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