

LODESTONE



Flat 2, 74 St. Thomas Street, Wells





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BA5 2UZ

Guide Price: £210,000

1 

Bedrooms

1 

Bathrooms

1 

Receptions

PROPERTY FEATURES

- Stylish accommodation on popular St. Thomas Street
- Easy walk into the centre of Wells
- No service charge
- Ideal first time buy or letting investment
- Far reaching views from sitting room and bedroom
- On-trend plywood kitchen
- Fully double glazed, quiet and peaceful
- On street permit parking available



Situated on the ever-popular St. Thomas Street, and a short walk from the centre of the small Cathedral city of Wells. Flat 2, within no.74, provides a wonderful opportunity for a range of buyers. Visitors enter through a bright pink front door into the entrance hall which is shared with one other flat. From here steps lead up to the front door and once inside, this lovely flat provides an oasis of light and calm with rooms that have an effective and unified aesthetic. Double glazed throughout the flat is quiet and peaceful.

Off to the right, the kitchen is stylish and practical with a dining table placed in the window, where underneath on the pavement, the people of St. Thomas Street go about their lives. The kitchen provides a perfect balance of cabinets and open wall shelving using materials that tone together perfectly. Terracotta square tiles and vertical white tiles combine to create a stylish splash back and the on-trend plywood kitchen has an integrated under counter oven and hob. There is bar stool seating at the Island unit or at the table by the window and plenty of room for a retro floor standing fridge/freezer. A traditional wooden beam whispers of the age of the property and balances well with the contemporary style.

Upstairs a lovely double aspect sitting room has far reaching views over Tor Woods at the rear and the charming roof tops of St. Thomas Street to the front. This room is light and pleasant and could be furnished with a sofa bed for occasional guests. There is loft access with the potential, subject to consents, to extend the living space into this area. To the left of the entrance there is a shower room with a super powered electric radiator where different styled tiles within the same colour palette have been used to great effect to create texture and interest. The double bedroom has extensive fitted wardrobes and lovely far-reaching views. We highly recommend early viewing as a flat such as this is a rare find in the centre of Wells.

Situation

Wells is the smallest Cathedral city in England with much to offer those with an eye for culture and style plus those who enjoy eating out. The number of independent shops and cafes are on the rise with the area around St. Cuthbert's street developing a reputation as an Artisan quarter. Sage and Bumble is a family run lifestyle and gift shop specialising in personalised Handmade gifts, providing a niche



shopping experience with the independent Strangers with Coffee just across the road offering speciality coffee (currently operating out of The Sheep and Penguin while building renovation works are carried out). Loaf is tucked away in a secret courtyard round the corner and provides a family owned and family friendly café and social space with the understated Good Earth on down Priors Road. Offering delicious wholesome lunches in its restaurant, look in the Good Earths health food store and homewares shop before you go. Root on Sadler Street provides a modern veg led sharing plates restaurant, sister of Root Bristol and newly opened Root Bath.

Positioned on St. Thomas Street itself Goodfellows@7B is open for lunch and dinner on Thursdays, Fridays and Saturdays with a takeaway lunch available on Sundays plus cookery demonstrations and courses available to book. There is a twice weekly award-winning market offering good local produce, delicious fresh fish, meat products and a variety of street food. There is a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral with its Chapter House and adjacent Vicars' Close: the oldest street of houses in Europe still used for the purpose for which they were built. The Bishop of Bath & Wells still lives in the adjacent Bishop's Palace, the finest of its type in England with its spectacular moat and gardens. The Market Place offers a superb cafe culture when the weather is fine, with tables and chairs set out amongst the fabulous architecture and historic buildings. The cities of Bath and Bristol are within commuting distance and there is a main line railway station at Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Directions:

Postcode: BA5 2UZ

what3words : trickling.recap.hits

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: B

Guide Price: £210,000

Tenure: Leasehold with 145 years remaining

PART B

Property Type: Flat

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: On street permit parking available

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: The terms of the lease prohibit letting the property on a holiday let basis, but it can be let on a long term basis. We recommend that you confirm this with your conveyancing solicitor.

Rights and Easements: The vendor is not aware of any rights or easements relating to the property but we recommend that you review the title/deeds with you solicitor.

Flood Risk: The property is at very low risk of flooding from surface water or rivers and the sea

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within close vicinity of the property however this position can change at any time and your solicitor will confirm this position during the searches process.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

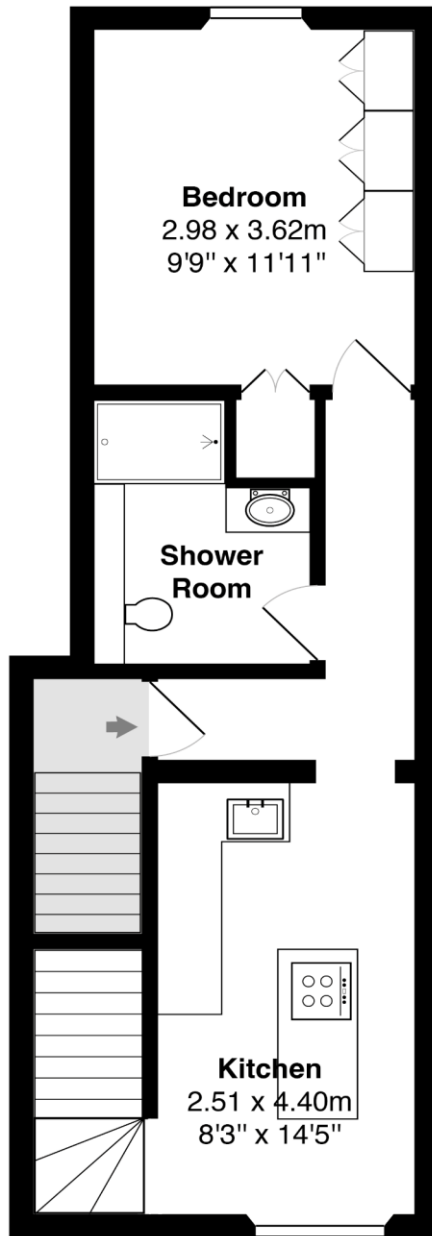
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

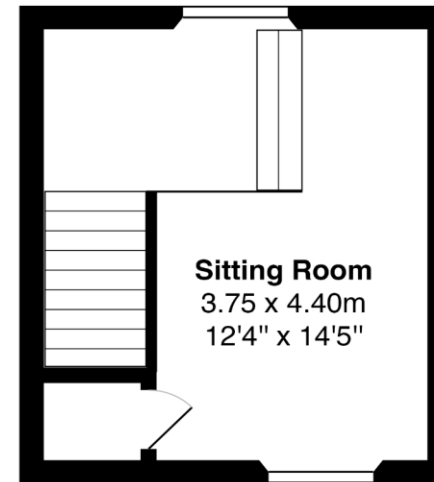
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Approximate gross internal floor area of main building - 54.1 m² / 583 ft²



First Floor
Area: 37.6 m² ... 405 ft²



Second Floor
Area: 16.5 m² ... 178 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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