

£189,950

At a glance...

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holland & odam

13 St. Andrews Court
Wells
Somerset
BA5 2XX

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

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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, gas, water and drainage are connected. Electric economy 7 heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold with share of freehold
Length of Lease 999 years from 1979
Service/Maintenance Charges £1,132 pa
No Ground Rent







Location

Set at the end of Woodbury Avenue with a footbridge giving easy access to the city centre via Tor Furlong. 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

Set on the second floor of this purpose-built building within a popular area of Wells a short level walk to the city centre. Enjoying a double aspect living room with a west-facing balcony (stunning views of Wells Cathedral) and two double bedrooms (one with en suite bathroom) and a single garage.







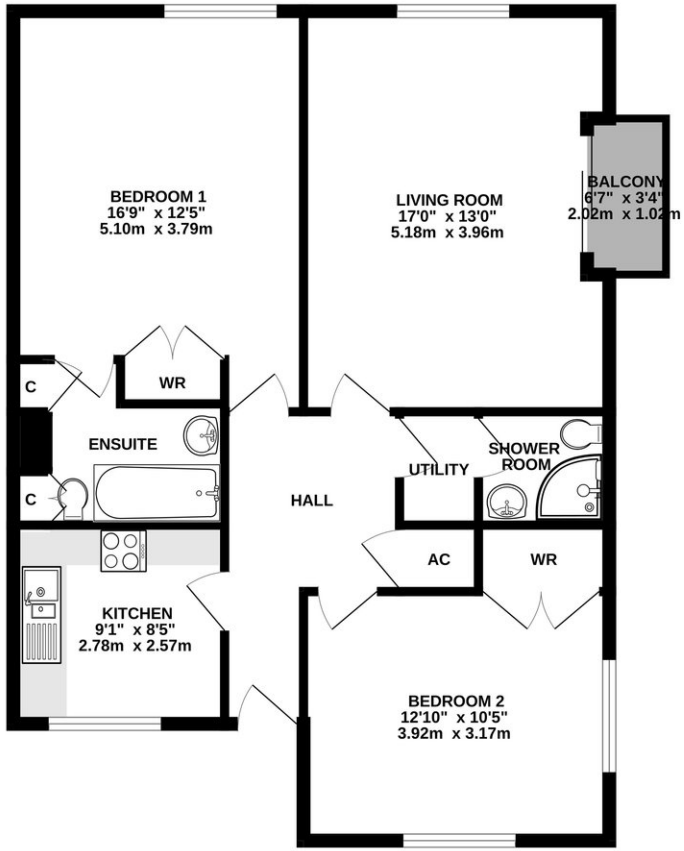






- Ideal buy-to-let or a lock up and leave
- Entrance hall with airing cupboard and a utility area with plumbing for washing machine
- Double aspect living room with views to Tor Woods and a balcony with stunning views of Wells Cathedral - a perfect place for a glass of wine in the evening to watch the sun set
- Fitted kitchen with wall and base units
- Master bedroom with built-in wardrobe and en suite bathroom
- Second double bedroom with double aspect, Cathedral view and a built-in wardrobe
- Family shower room
- Electric heating
- Single garage in a block and residents' parking
- Communal gardens

SECOND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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