



£225,000

At a glance...



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**holland
& odam**

14 Alfred Court
Gate Lane
Wells
Somerset
BA5 1DJ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston Inn roundabout turn left along East Somerset Way and take the first turning right leading towards Cathedral Business Park. Take the second turning right and then the next left. Alfred Court is on the right hand side and number 14 can be found in the far corner.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from 2011
Service Charges £2,000
Ground Rent £250



Location

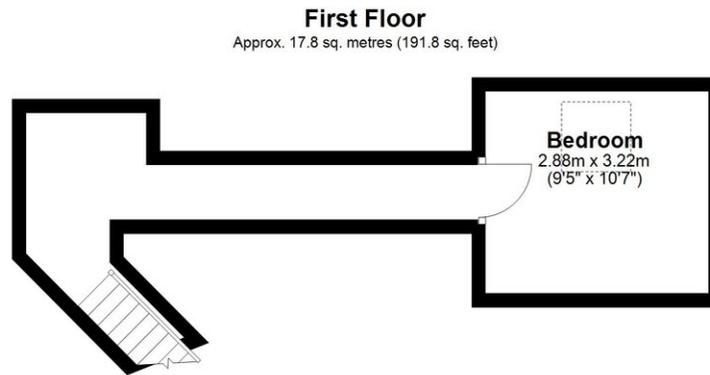
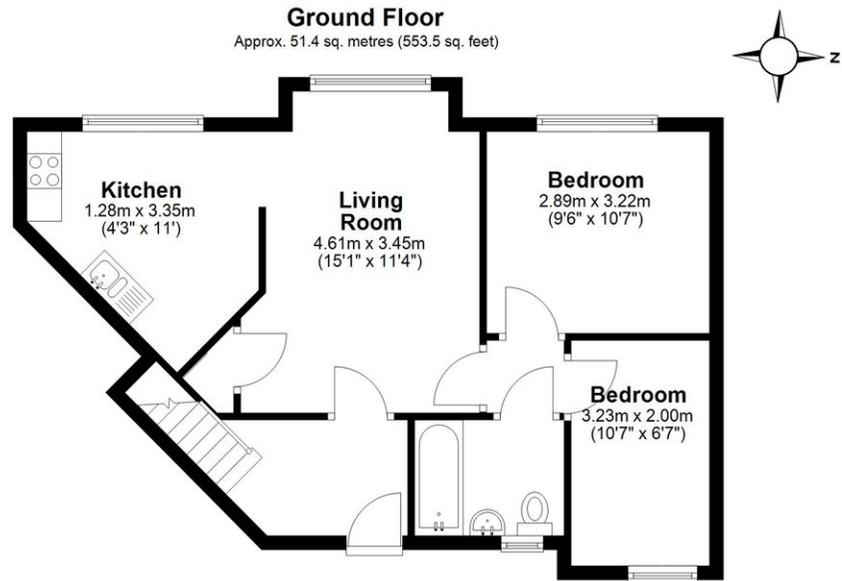
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations 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 purpose-built property with its own entrance offering stylish accommodation laid out over the first and second floors. Within a level walk of the city centre there is also an allocated parking space. A great first time or investment purchase.

- Purpose built maisonette over first and second floors
- Within a level walk of the city centre
- Allocated parking
- Ideal first time or investment purchase
- Entrance hall with stairs to the second floor
- Sitting room with galleried landing over and views over Wells Football ground and Wells Tennis Club beyond
- Kitchen with integrated appliances including washer/dryer, fridge/freezer
- Two first floor bedrooms and a bathroom
- Second floor with study/dressing area and a further bedroom
- Countryside walks on the doorstep





Total area: approx. 69.2 sq. metres (745.2 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Plan produced using PlanUp.

14 Alfred Court, Gate Lane, -

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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