



£125,000

*At a glance...*



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**holland  
& odam**

Flat 6  
Homechime House  
Priory Road  
Wells  
Somerset  
BA5 1SH

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From the High Street proceed into Broad Street and then into Priory Road. Homechime House can be found on the right hand side just past the bus depot.

## Services

Mains electricity, water and drainage are connected.  
Electric heating system.

## Local Authority

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

## Tenure

Leasehold  
Lease expires 2087 (61 years as of 2026)  
Service/Maintenance Charges £2650 per annum  
Ground Rent £440 per annum



## Location

Set within a short, level walk of the city centre and within easy walking distance of Wells Health Centre and the associated chemist. 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 as well as an independent cinema and 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.

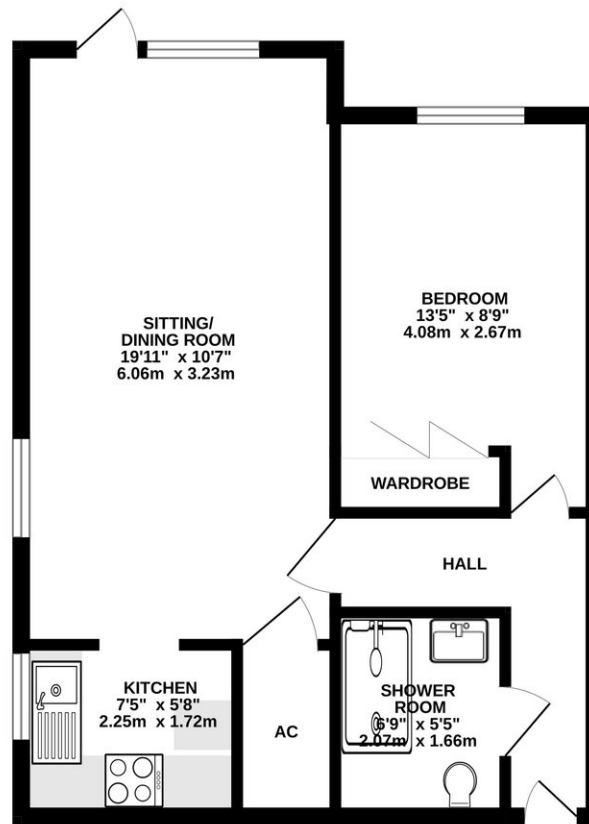
## Insight

A ground floor flat one the end of a wing of this purpose-built development for the over 60's. The property has a particularly good sized, double aspect living room with access to the communal gardens, kitchen with window providing natural light, double bedroom with built-in wardrobe and a shower room. No onward chain.

- Ground floor flat for the over 60's
- Easy, level walk into the city centre and within a short walk of a number of supermarkets and Wells Health Centre
- Double aspect living room with french doors onto the gardens
- Well appointed kitchen with window
- Double bedroom with views over the garden and a built-in wardrobe
- Shower room with generous shower and built-in storage beneath the sink
- Residents' parking (subject to availability) and a mobility scooter storage area
- Well maintained communal areas including residents' lounge, laundry and lift to all the floors
- Development manager overseeing the smooth running of the building
- Beautiful communal gardens with a terrace from the residents' lounge



## GROUND FLOOR



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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