



£250,000

*At a glance...*



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**holland  
& odam**

11 The Cloisters  
South Street  
Wells  
Somerset  
BA5 1SA

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells High Street proceed into Broad Street. Turn left into St John Street and left again into South Street. The Cloisters can be found by taking the first turning on the right.

## Services

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

## Local Authority

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

## Tenure

Leasehold  
Length of Lease - 125 years from 1st April 1991  
Service/Maintenance Charges - £3036.68 p.a.  
Ground Rent - £290 p.a.



## 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. There is a Morrisons supermarket just around the corner from the development. 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.

## Insight

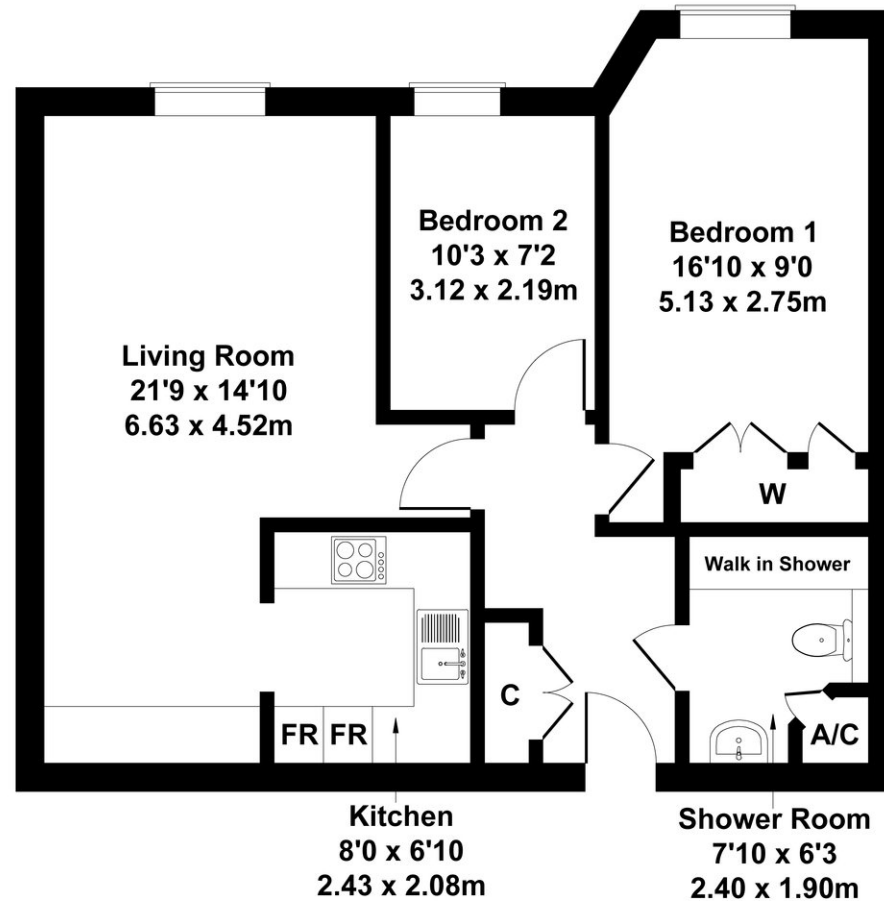
A well presented first floor flat for the over 55's set within a central area of Wells. With views over Wells Recreation ground and enjoying a stylish kitchen with integrated appliances and a well appointed shower room the property is offered for sale with the benefit of no onward chain.

- Communal entrance hall with entryphone system and automatic doors for easy access
- Lift access to all floors and an emergency pull cord system giving 24/7 peace of mind
- Private entrance hall with cloaks cupboard also containing plumbing for washing machine
- Living room with large window overlooking Wells Recreation Ground with additional fitted storage matching the kitchen
- Kitchen has been re-fitted with integrated appliances including electric oven and hob, dishwasher, fridge and freezer
- Two bedrooms with the master bedroom having fitted wardrobes
- Shower room with walk-in shower, pull out shower attachment on the sink and a useful airing cupboard with a recently re-fitted water heater
- Well maintained communal gardens and residents' parking (subject to availability)



# 11 the Cloisters

Approximate Gross Internal Area  
667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2026  
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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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