



£199,950

At a glance...



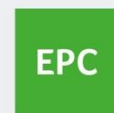
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COUNCIL TAX

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**holland
& odam**

36 Carlton Mews
Wells
Somerset
BA5 1SG

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam proceed up the High Street into the Market Place and bear to the right and then to the left side of the Town Hall. Follow this road straight on and bear to the right and then to the left and the entrance to 36 is on your left.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold with share of freehold
Length of lease – 999 years expires 2987
Management charges - £1076 per annum.
Ground rent - £5 per annum.



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. 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.

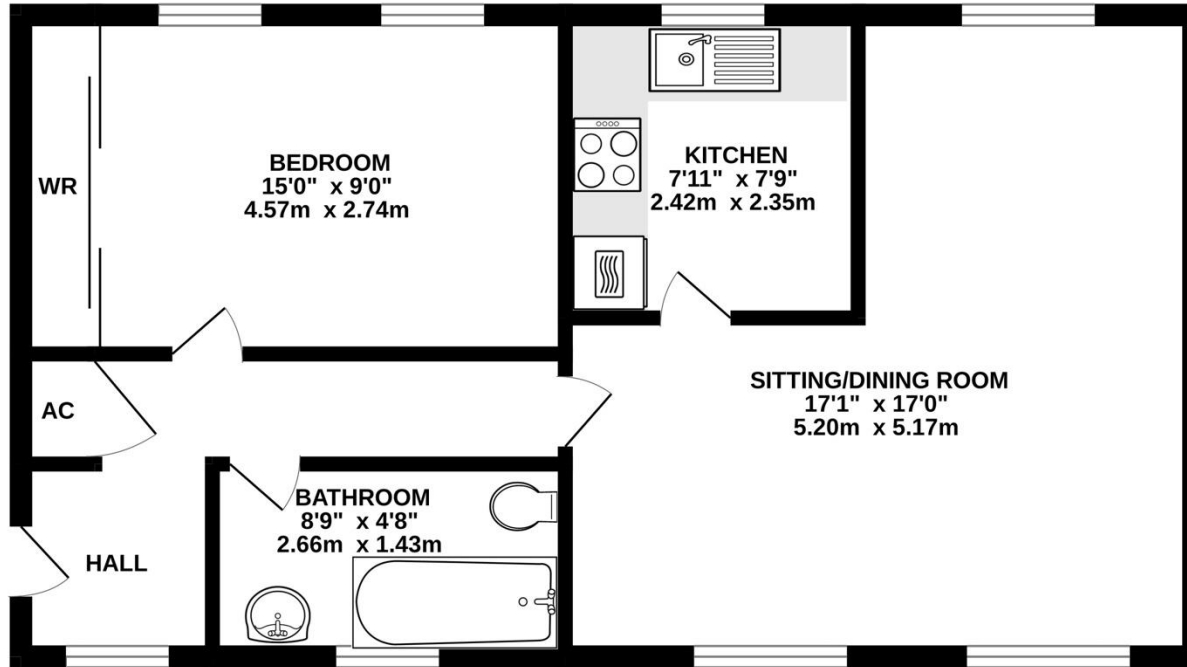
Insight

A first floor purpose-built flat in this sought after development just off the Market Place in the very heart of Wells. With no onward chain the property enjoys a garage and communal garden. Previously let long term it would be ideal for investment (c. £725 p.c.m), first time buy, a down size or as a bolt-hole.

- First floor flat in a central position just off the Market Place
- L-shaped living room with double aspect
- Kitchen with pleasant views
- Double bedroom with built-in wardrobe
- Bathroom with window and mixer shower over the bath
- Electric heating throughout and double glazed windows
- Single garage & visitors' parking
- Communal garden
- No onward chain
- No pets permitted



FIRST 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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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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