



£380,000

At a glance...



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**holland
& odam**

9 St. Johns Court
St. John Street
Wells
Somerset
BA5 1SD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the High Street proceed into Broad Street and turn left into St John Street. St John's Court can be found on the right hand side and number 9 is straight ahead.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold 999 years from January 1982
Maintenance charge £2300 per annum.
Ground Rent £50 per annum.

Please note there is a no pet policy.
All outside space is communal.



Location

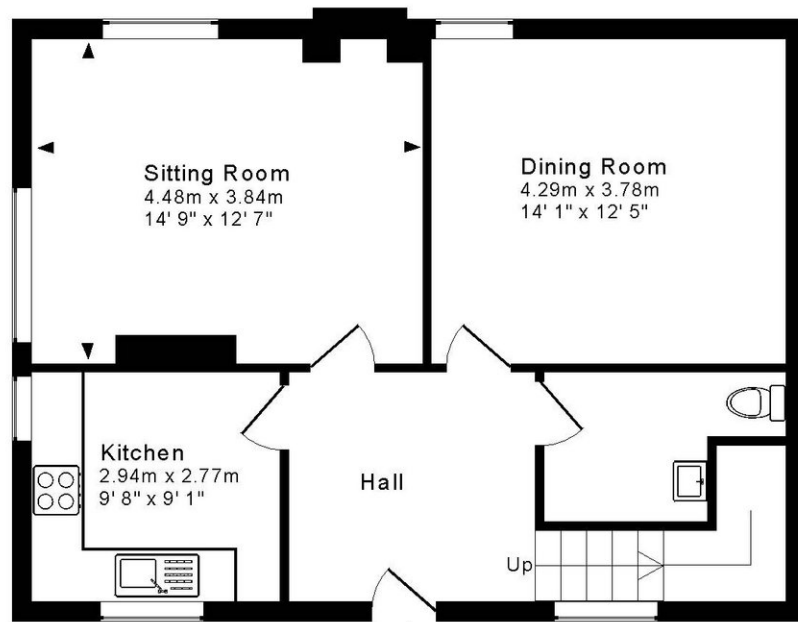
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

One of the largest units within this popular development set in a very central yet quiet position and with the added bonus of both garage and parking and maintained communal gardens. With three generous bedrooms and two large reception rooms this would be an ideal downsize purchase. No onward chain.

- Conversion of a former school in a central yet quiet location just a short, level walk from the High Street
- Generous entrance hall with a cloakroom off (originally a shower room)
- Two large reception rooms with the sitting room enjoying a double aspect. The dining room has been used as a bedroom in the past and could enable ground floor living
- Kitchen (also with double aspect) fitted with solid wood work surfaces
- Three good-sized bedrooms and a family bathroom with shower over the bath
- Garage with power and light and parking for a further vehicle. Additional visitors' parking
- Well maintained communal gardens with drying area
- Gas central heating and some secondary glazing
- No onward chain

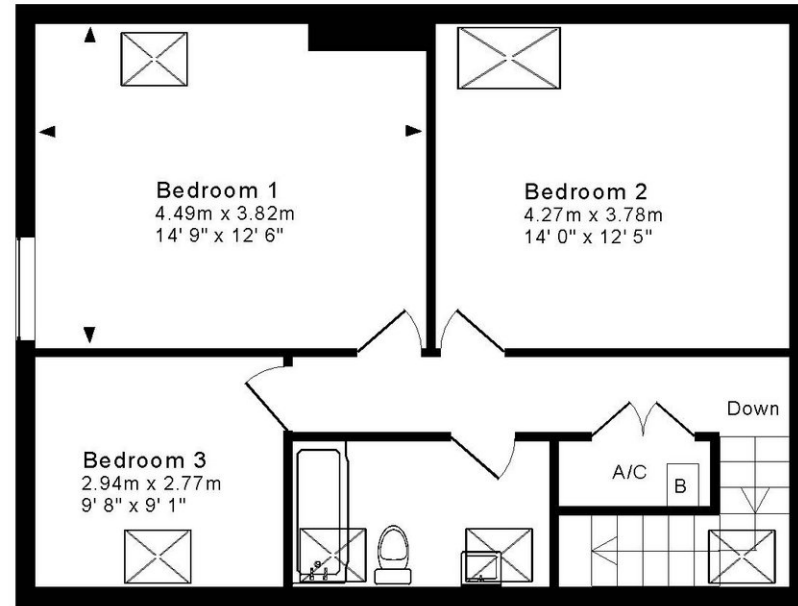




Ground Floor

For indicative purposes only.
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First Floor

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