





£199,950

To View:

Holland & Odam
55, High Street, Wells, Somerset BA5
2AE

01749 671020
wells@hollandandodam.co.uk



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Energy
Rating **E**

Council Tax Band - c



Services

All mains services (except gas)
Electric Heating

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure - Leasehold New 999 years
Ground Rent - Peppercorn
Management Company - The property is in the process of being split from a single unit to 3 dwellings (2 x Maisonette | 1 x Commercial) and the new management company will be formed in due course.

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.

Description

In need of updating and refurbishment is this spacious maisonette set in a very central location with the advantage of a private entrance and large rooms.

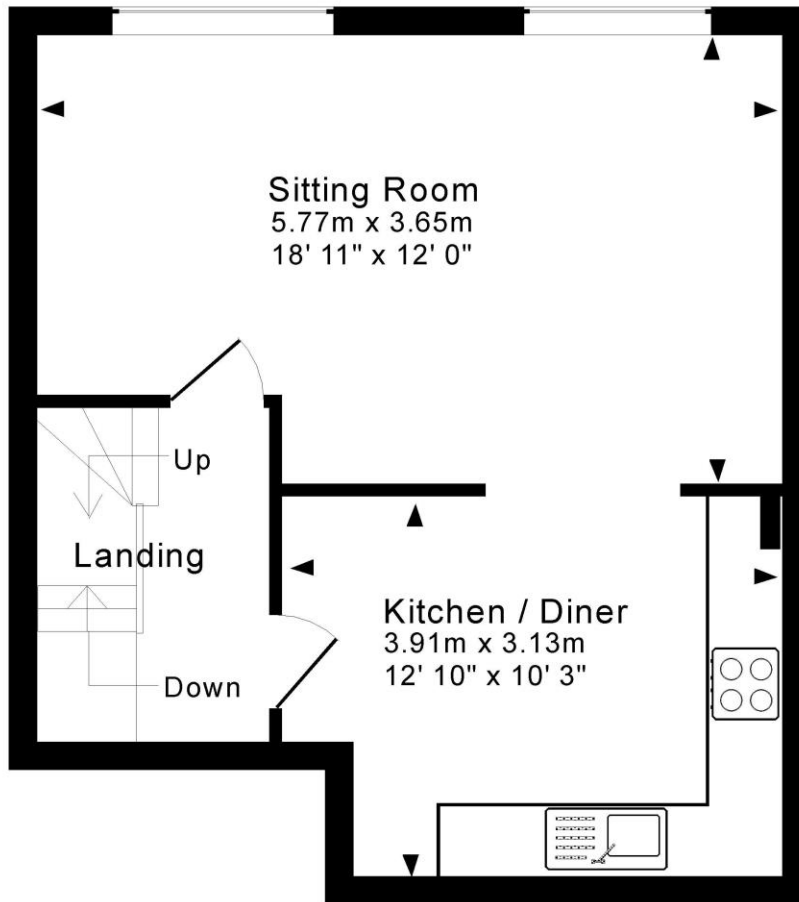
The accommodation is spread over the first and second floors with large sash windows overlooking Sadler Street. From the first landing there is a large kitchen which in turn leads to the spacious sitting room which has views over Sadler Street. Going up, the second set of stairs leads to the first of the two double bedrooms. The second double bedroom has a fitted wardrobe and both bedrooms have a front aspect. The bathroom comprises bath, toilet and wash hand basin. A Velux window lets in plenty of natural light.

Although there isn't any outside space, the Cathedral Green is located immediately behind the property.

Directions

From our office in the High Street, walk up towards the Market Square and bear right at the top leading into Sadler Street. The property can be found on the right hand side. Please note that the door number is 14a.



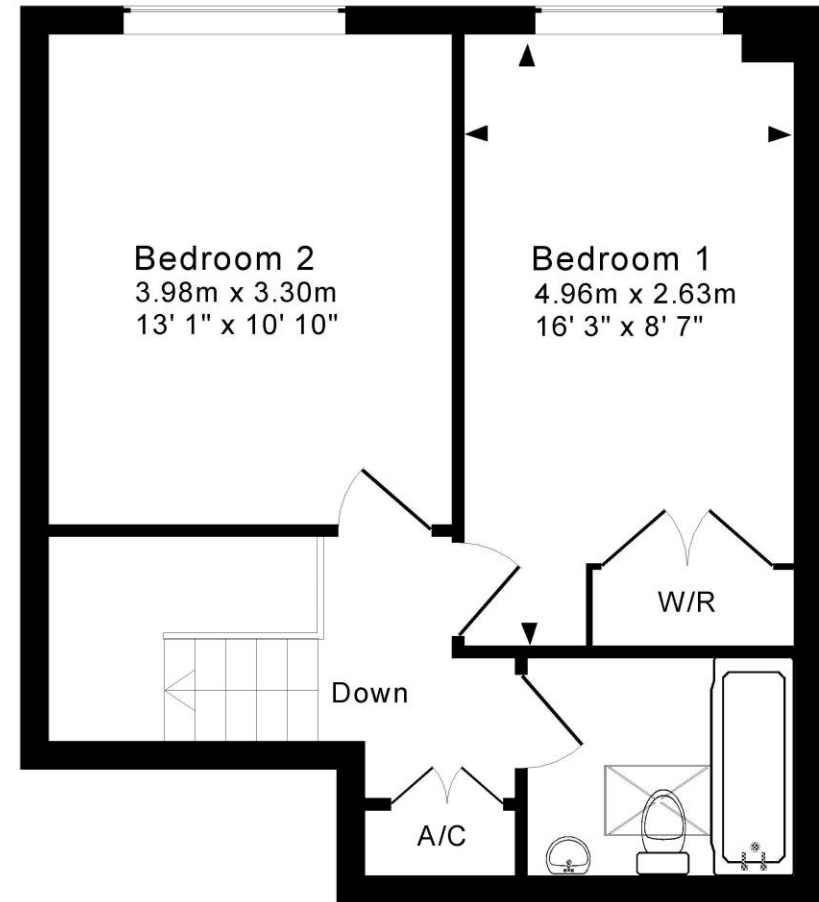


First Floor

For indicative purposes only.

Drawing Number : 147-0677

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Second Floor

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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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