



£325,000

*At a glance...*



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TAX

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**holland  
& odam**

11 Carlton Mews  
Wells  
Somerset  
BA5 1SG

**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 turn left into St John Street. Turn left into South Street and Carlton Mews can be found on the right hand side at the end of the street. 11 Carlton Mews can be found in the first courtyard on the left hand side.

## Services

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

## Local Authority

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

## Tenure

Share of Freehold  
Estate/Management Charges £180 p.a.  
Length of Lease 999 years from 1993  
Service/Maintenance Charges £180  
Ground Rent £5 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. 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.

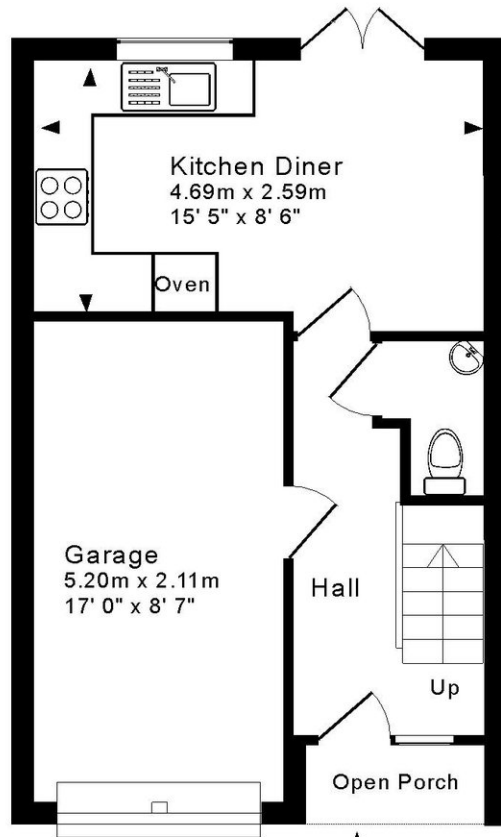
## Insight

An attractive, modern townhouse within this popular, centrally located development. Arranged over three floors and also offering both garage and parking with a low maintenance courtyard to the rear overlooking an area of communal garden. No onward chain.

- Entrance hall with cloakroom and access to the integral garage
- Dining kitchen to the rear with french doors onto the courtyard garden and overlooking the communal garden beyond
- L-shaped sitting room diner with double aspect on the first floor
- Two double bedrooms on the second floor with built-in storage and en suite shower to the principal bedroom
- Gas fired central heating (boiler recently replaced) and double glazed windows
- Additional parking space on the driveway to the front of the garage
- Short, level walk into the High Street and Market Place
- Having been rented out for a number of years the property would benefit from some updating
- Offered for sale with no onward chain

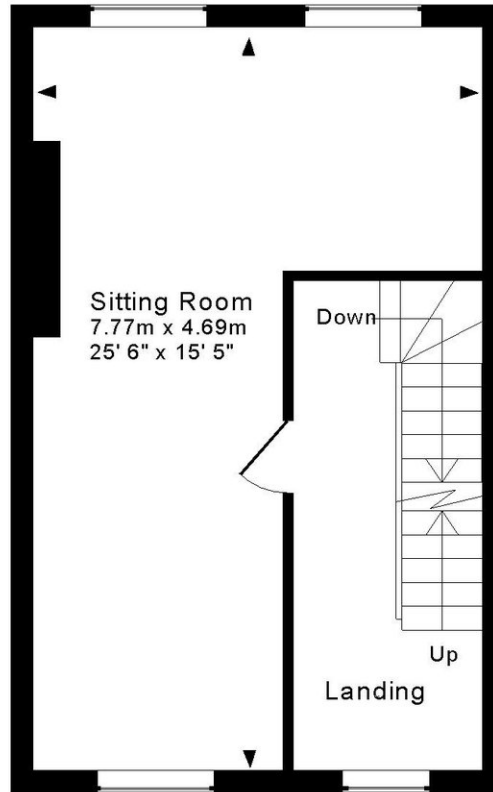




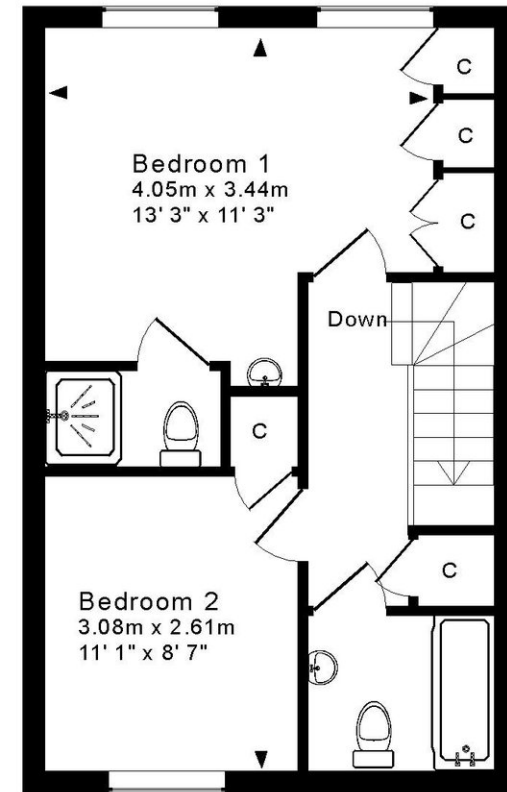


**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0739



**First Floor**



**Second Floor**

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