





£170,000

### To View:

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

01749 671020  
wells@hollandandodam.co.uk



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Energy  
Rating

C

### Council Tax Band

B

### Services

All mains services  
Electric storage heating

### Local Authority

Mendip District Council  
0300 3038588  
mendip.gov.uk

### Tenure

Leasehold with a share of freehold  
Length of lease 999 years from 1979  
Maintenance charge (including service  
charge) £980.00 per annum.



## Location

Set at the end of Woodbury Avenue with a footbridge giving easy access to the city centre via Tor Furlong. 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

A lovely south-facing apartment set in a popular residential area within easy reach of the city centre and with the added benefit of a garage. The property overlooks playing fields and Tor Woods and also enjoys views of Wells Cathedral from the balcony. An ideal investment purchase or a very easy "lock up and leave" property. Viewing is highly recommended.

The well presented accommodation is light and airy and comprises entrance hall with large airing cupboard, sitting room with access onto a balcony with lovely views, fitted kitchen with space for table and chairs, double bedroom with built-in double wardrobe and a bathroom with electric shower over the bath. Double glazing. Electric heating throughout.

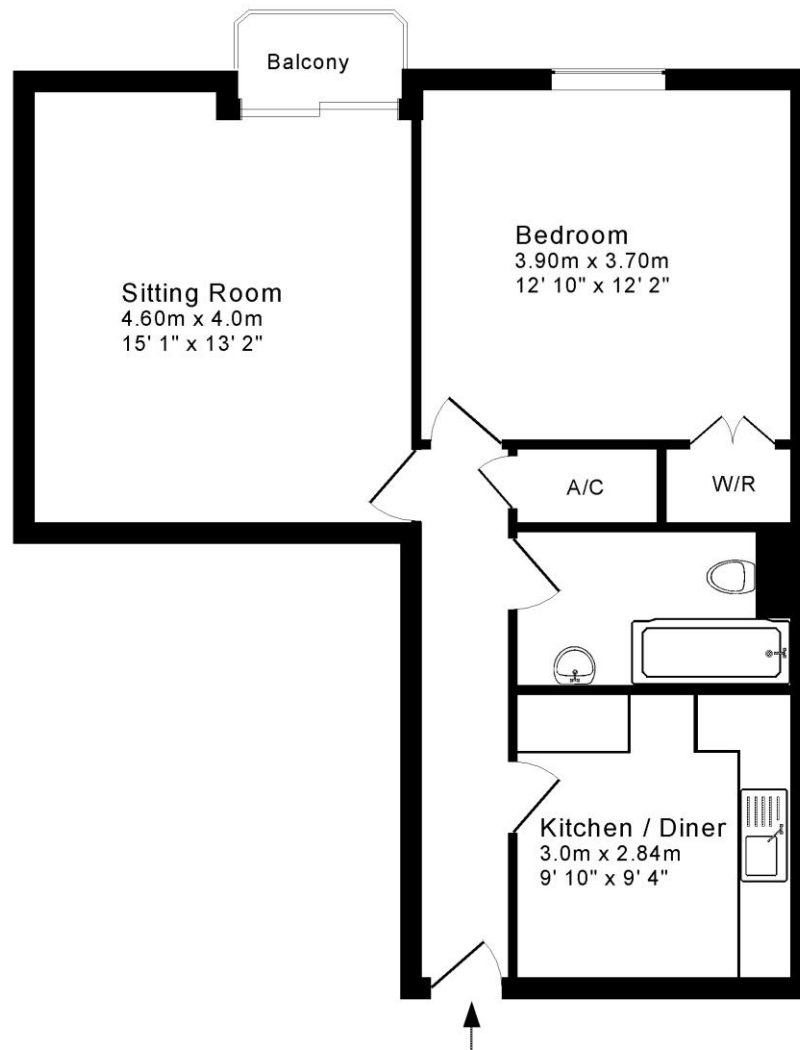
Communal gardens to the front and rear.

There is a single garage (number 11) and visitors' parking to the rear of the building.

## Directions

From the city centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the next turning right into Woodbury Avenue. Continue to the bottom of the road and St Andrews Court can be found on the right hand side.





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