



£165,000

At a glance...



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**holland
& odam**

11 St Andrews Court
Woodbury Avenue
Wells
Somerset
BA5 2XX

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold with share of freehold
Length of Lease 999 years from 1979
Service/Maintenance Charges £980 p.a. including ground rent



Location

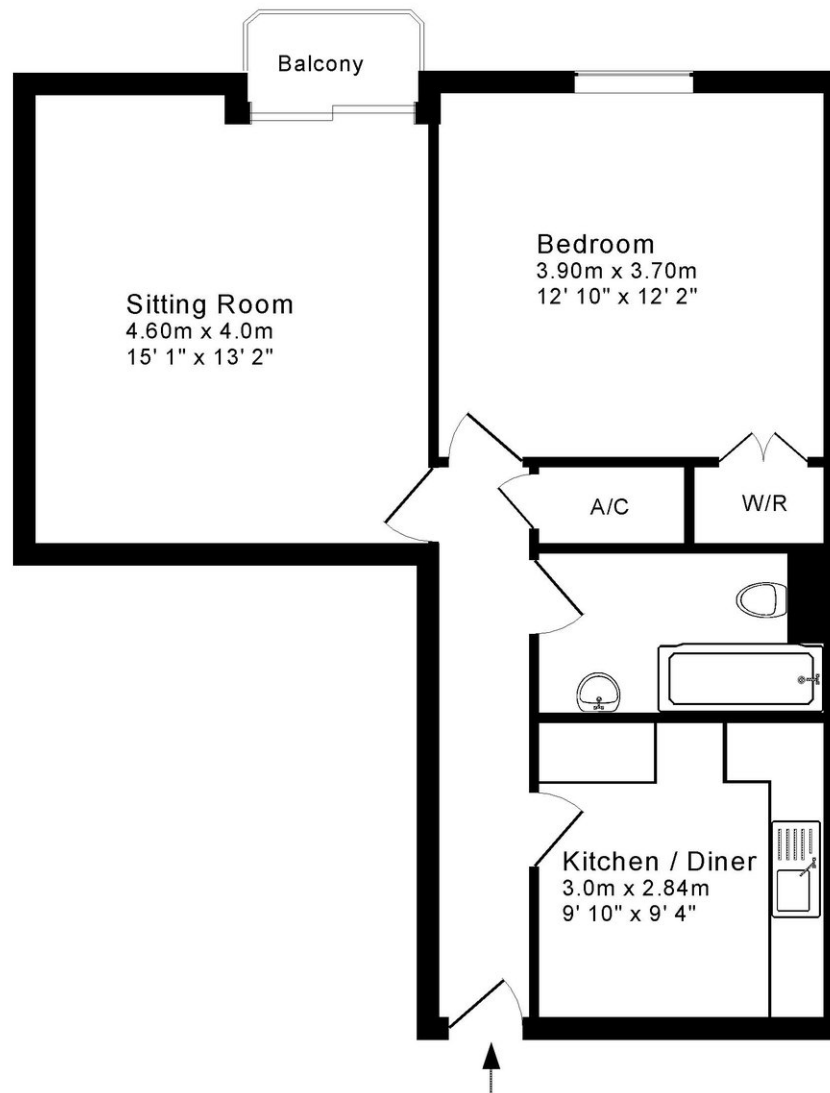
Set at the end of Woodbury Avenue with a footbridge giving easy access to the city centre via Tor Furlong. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including 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.

Insight

A lovely south-facing apartment set on the first floor and within 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.

- First floor apartment enjoying super views
- Sitting room with views and a balcony to enjoy them from
- Fitted kitchen with space for a table
- Double bedroom with built-in double wardrobe
- Bathroom
- Electric heating
- Single garage
- Visitors' parking
- Ideal lock up and leave or investment purchase





For indicative purposes only.
Drawing Number : 147-0629

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