





£220,000

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
C

Services

Gas Central Heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Leasehold 155 years from January 2009
Management charges £1500 approx. per
annum
Ground rent £200 per annum



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.

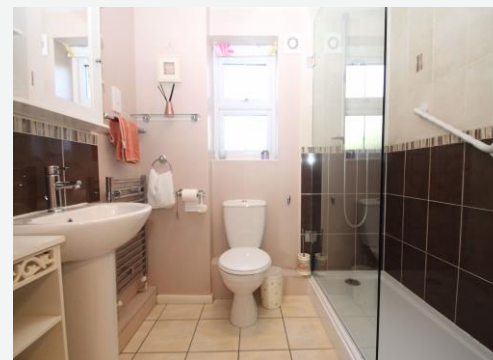
Description

Set in a popular development by David Wilson within a level walk of the city centre this ground floor flat is the largest design on the site with a double aspect living room and principal bedroom with en suite shower room. Allocated parking space and secure storage area. No onward chain. A well kept communal hallway with entry phone system gives access to a solid door with spy hole opening into the entrance hall. The hall has two useful storage cupboards with attractive Karndean wood-effect flooring. To the left is a double aspect living room with further Karndean wood-effect flooring with two radiators and television and telephone points. Adjacent to this room is a kitchen with tiled floor, and an extensive range of wall and base units including a gas hob, electric double oven, fridge freezer, washing machine and dishwasher. Concealed within one of the wall units is a gas fired Ideal combination boiler supplying central heating and instant hot water. The main bedroom has television and telephone points and a door into an en suite shower room with a generous shower cubicle, W.C. and wash hand basin with a shaver point and towel radiator. The second bedroom has fitted storage and will easily take a double bed. The original family bathroom has been refitted as a stylish shower room with a large walk-in shower. This room also has a shaver point and towel radiator.

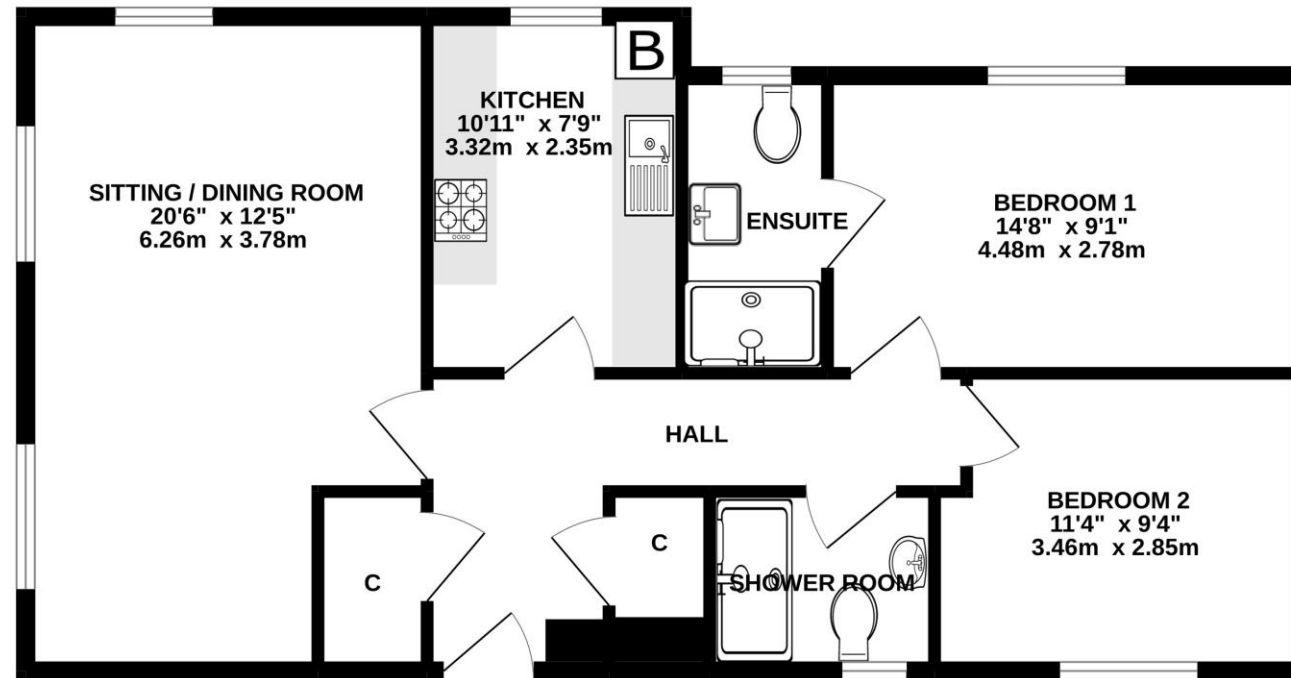
Allocated parking space for one car. Attractive communal garden area with gravelled areas and shrubs. Bin store and bicycle store.

Directions

From Wells High Street follow signs for Glastonbury A39. Upon reaching the Sherston Roundabout turn right into Strawberry Way. At the traffic lights take the right turning into Tucker Street. Take the next right into West Street and then right again into St Andrews Mews. Turn right into Sandford Gardens where the property can be found at the far end on the right hand side.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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