



£145,000

At a glance...



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**holland
& odam**

7 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, gas, water and drainage are connected. Electric storage heating.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold with a share of freehold.
Length of lease 999 years from 1979
Maintenance charge £1060 per annum.



Location

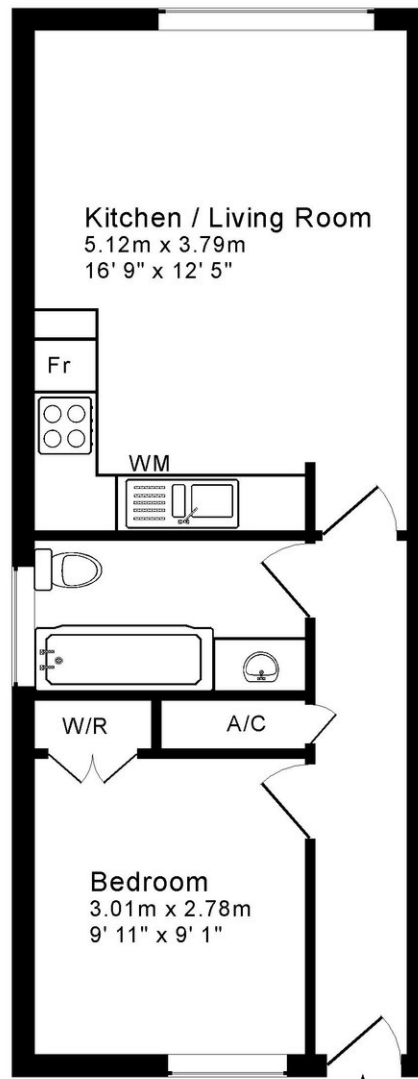
Within a short walk of the city centre and the market square. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, 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 well presented ground floor apartment enjoying views over the Cathedral School playing fields and Tor Woods with the added benefit of a garage in a block and set on a popular, no through road. Ideal first time or investment purchase. Within a short, level walk of the city centre and offered for sale with no onward chain.

- Ground floor purpose built flat set in a quiet and very popular location
- Lovely views to the south with playing fields and Tor Woods beyond
- Short, level walk into the city centre
- Garage in a block and residents' parking with easy on street parking nearby
- Communal garden to the south
- Electric heating and double glazed windows
- Ideal first time purchase or investment
- No onward chain





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Drawing Number : 147-0620

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