



£199,950

*At a glance...*



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**holland  
& odam**

8 Alfred Court  
Gate Lane  
Wells  
Somerset  
BA5 1DJ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston Inn roundabout turn left along East Somerset Way and take the first turning right leading towards Cathedral Business Park. Take the second turning right and then the next left. Alfred Court is on the right hand side and number 8 can be found in the left hand corner.

## Services

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

## Local Authority

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

## Tenure

Leasehold  
Length of Lease 125 years from 2011  
Service Charges £1,300 p.a.  
Ground Rent £280 p.a.



## Location

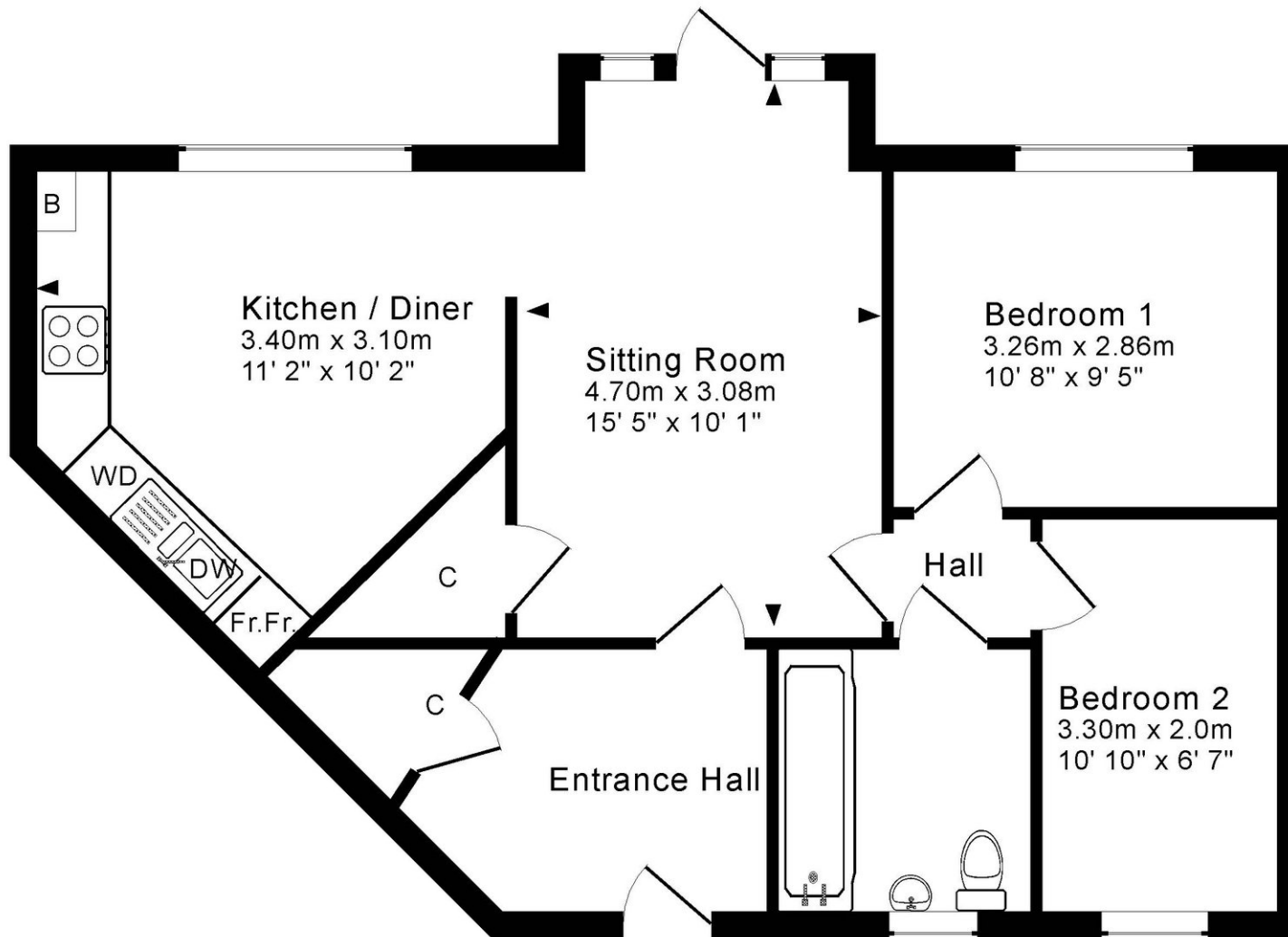
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

A ground floor, purpose-built apartment within easy access of the city centre yet set on the edge of Wells with the sound of the River Sheppey in the courtyard. The stylish accommodation is light and airy with underfloor heating. Great first time purchase or a lock up and leave/investment property.

- Entrance hall with useful storage cupboard
- Sitting room with a further built-in cupboard and a bay window area leading out onto the rear courtyard
- Dining kitchen with a range of built-in appliances including a washer dryer, dishwasher, fridge freezer, gas hob and electric oven.
- Gas fired boiler supplying underfloor heating throughout the property
- Two bedrooms (one used as an office)
- Bathroom with shower over the bath and a window for natural light and ventilation
- Low maintenance courtyard running the width of the property and enjoying a southerly aspect
- Allocated parking space right outside the front door
- Quiet setting with no passing traffic and within a short, level walk of the city centre
- Owner has found a property. Anticipated rental £950 p.c.m.





## Ground Floor

For indicative purposes only.  
Drawing Number : 147-0783

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