



£199,950

*At a glance...*



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**holland  
& odam**

1 Sheldon Mill  
Wells  
Somerset  
BA5 2LL

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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## Directions

From Wells High Street proceed into Broad Street and then into Priory Road. Turn right into Princes Road and then at the traffic lights left into Tucker Street. Take the first turning left into West Street and bear right into St Andrews Mews. Go straight ahead as the road bears to the left and then bear right and the entrance can be seen at the nearest end of the building.

## Services

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

## Local Authority

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

## Tenure

Leasehold  
Length of Lease - 999 years from 2003  
Service/Maintenance Charges - approx. £2,400 per annum  
Ground Rent - approx. £140 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.

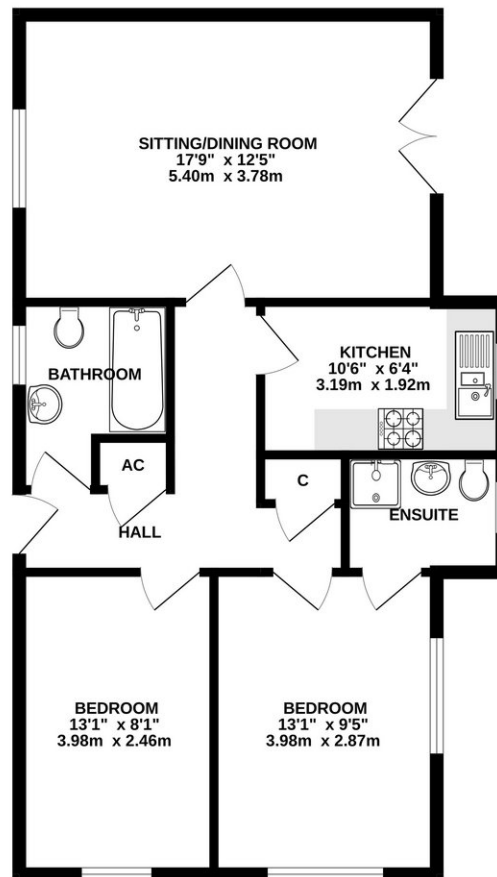
## Insight

A spacious, two double bedroom ground floor apartment with undercover allocated parking and French doors leading out onto a patio. Ideally located in central Wells with a level walk to all of it's amenities.

- Two double bedrooms with bedroom one having an ensuite shower room
- Allocated carport parking
- Spacious double aspect sitting / dining room with French doors leading out to a small patio
- Family bathroom with shower over
- Gas fired central heating
- Double glazed windows
- Benefitting from the use of an attractive walled garden
- Short walk to the bus station, shops and cinema
- Ideal first time or investment purchase or perhaps as a "lock up and leave" property.



## 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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