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£165,000 Leasehold

1 The Cloisters  
Wells  
BA5 1SA

COOPER  
AND  
TANNER



# 1 The Cloisters Wells BA5 1SA



£165,000 Leasehold

## DESCRIPTION

A well-presented one bedroom ground floor apartment with a 'personal patio area' and a lovely aspect over playing fields towards the park and bandstand. Offered with no onward chain. The property is situated in the desirable development of The Cloisters and in easy reach of the city centre. Within the development is a house manager, a communal lounge with regular events and beautifully kept gardens which surround the building.

Upon entering the apartment is a spacious entrance hall with large cupboard, ideal for coats and shoes and day to day storage needs. The main living accommodation is open plan featuring a large sitting/dining room with a UPVC French doors out to a personal patio area and the communal gardens and benefiting from lovely views towards the park. The room naturally divides into a sitting area with plenty of space for comfortable seating and a dining area that can accommodate a table to seat four to six people comfortably. From the dining area an arched opening leads to the kitchen. The kitchen comprises a range of wall and base units, space for an electric cooker, space for a washing machine, and space for both an under-counter fridge and freezer.

The bedroom is a generous size with lovely views towards the park and bandstand and benefiting from triple fitted wardrobes. The well-presented shower room features a large shower cubicle, toilet, wash basin with storage, towel rails along with an airing cupboard, housing the water tank, and shelved for additional storage.

The property benefits from a door entry system and 'Tunstall' pull cord system for added peace of mind.

## OUTSIDE

The apartment benefits from a personal patio area, immediately outside the French doors leading from the sitting area. This space is perfect for a small table and chairs and some planted pots and is

open to the communal gardens. There are attractive and well-maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the garden. There is a store at the far end of the car park which can be used to park and charge mobility scooters. Visitor parking is available in the car park and residents' parking spaces are allocated.

## LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible

## SERVICES CHARGES

Service charge: Currently £2282.94 per annum

Ground rent: £290.00 per annum

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From our office in Broad Street turn left in St. John's Street. Continue along St. John's Street and at the end of the road turn left into South Street. Continue for approx. 50 metres and take the first right into The Cloisters.

REF:WELJAT291222

### Local Information - Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**Heating:** Electric heating

**Services:** Mains drainage, water and electricity

**Tenure:** Leasehold (approx.93 Years remaining as of 2023)



### Motorway Links

- M4
- M5



### Train Links

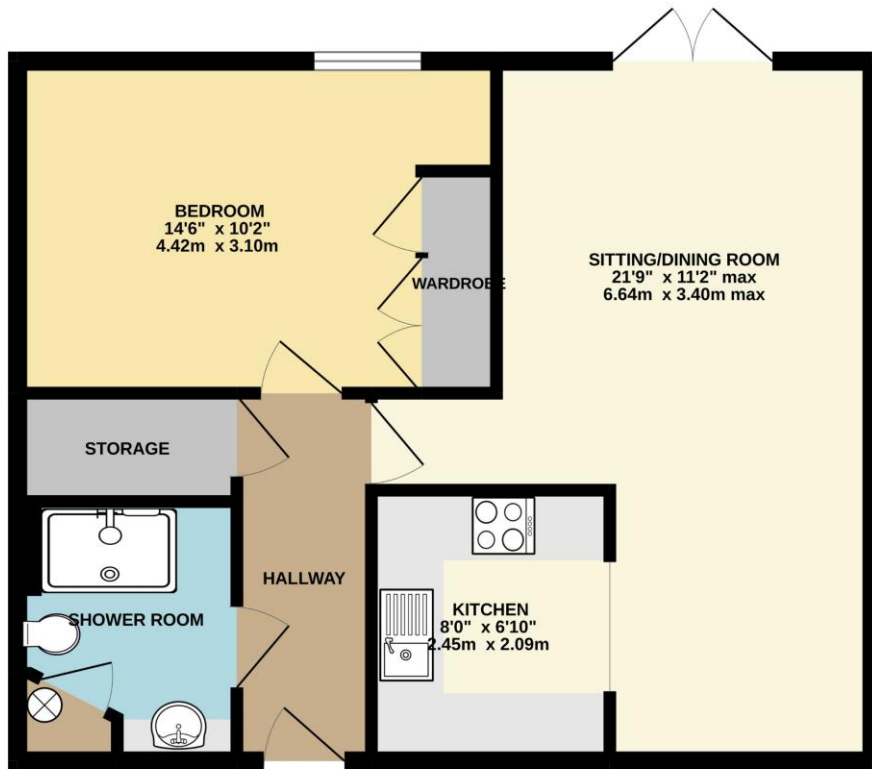
- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.  
 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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**WELLS OFFICE**

telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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