

# 14 Homechime House

Priory Road, Wells, BA5 1SH

COOPER  
AND  
TANNER



£125,000 Leasehold

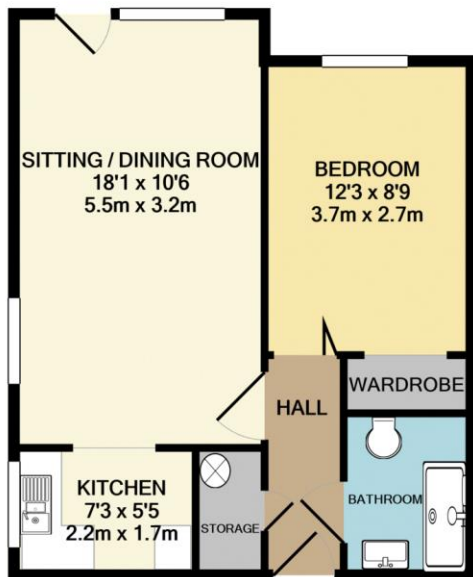
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## Description

A recently refurbished, bright and airy one bedroom ground floor apartment, benefiting from a corner location and 'personal' patio. The property has been redecorated and re-carpeted throughout and features a brand new kitchen and updated shower. The apartment is situated within a private development for the over 55s with the benefit of beautifully kept communal gardens, a residents' lounge, laundry room, house manager and various social events to get involved in.



Upon entering the apartment is an entrance hall with store cupboard for shoes and coats. The kitchen has been newly fitted with white gloss doors, integrated electric oven and hob and space for a fridge/freezer. Occupying a corner plot gives the apartment the benefit of window to the kitchen which looks out to the communal garden. The sitting/dining room again benefits from an extra window which makes the room bright and airy, there is ample space for a small dining table as well as sitting room furniture. At the end of the sitting room is a large window and glazed door leading out to a patio area and communal garden. The bedroom again has a view out to the garden along with having built-in wardrobe for storage. The shower room has been completed to a high standard. The room is fully tiled with a large walk-in shower, toilet and wash hand basin with storage beneath. The property also benefits from a 24/7 emergency pull cord system for added peace of mind.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### Features

- Recently refurbished ground floor apartment
- Development for the over 55's
- One bedroom with built-in wardrobes
- Recently fitted kitchen with integrated oven and hob
- Well-appointed shower room
- Bright dual aspect Sitting/Dining room
- Doors leading to a 'personal patio' area and communal gardens
- Fully decorated and re-carpeted throughout
- Residents' lounge, laundry room, house manager



#### Local Information

- **Council Tax Band** A
- **Tenure** Leasehold (89 years remaining as of 2023)
- **Ground Rent** £438.68 per annum
- **Service charge** Currently £2563.88 per annum
- **EPC Rating** C

#### WELLS OFFICE

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