



 1  1  1 EPC D

£125,000 Leasehold

49 Homechime House
Priory Road
Wells, BA5 1SH

COOPER
AND
TANNER



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Description

A stunning one bedroom second floor apartment, beautifully renovated throughout with southerly views over the immaculate communal gardens. The property has undergone a complete transformation in the past couple of years having a new kitchen installed, shower room, carpets, electrics and heating system. The apartment is situated within a private development for the over 55's 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/sitting room has been opened up and is now a delightful open plan living space. The sitting area benefits from a lovely southerly aspect over the communal gardens. The kitchen has been recently fitted and features a range of storage, magic corner cupboard, electric oven and hob, built-in fridge and topped with bespoke granite work surfaces. The bedroom, again, has a lovely view over the gardens along with having built-in wardrobes. The shower room has been completed to a high standard. The room is fully tiled with a large walk-in shower, toilet, vanity wash basin with storage beneath, illuminated mirror and heated towel rail. The property also benefits from a 24/7 emergency pull cord system for added peace of mind.

Outside

Ample parking is situated at the front of the building from Priory Road. The attractive communal gardens are well

established, well maintained and can be accessed from the residents' lounge. There is also an area to park and charge mobility scooters.

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.

Service Charge: Currently £2563.88 per annum
Ground Rent: £438.68 per annum

Viewing is strictly by appointment with Cooper and Tanner.
Tel: 01749 676524.

Directions

From the Wells office continue along Priory Road towards the roundabout. The property can be found on your right hand side.

REF:WELJAT17012024

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: A

Heating: Newly fitted electric heating system

Services: Mains drainage, water and electricity

Tenure: Leasehold – 88 years remaining as of 2024



Motorway Links

- M4
- M5



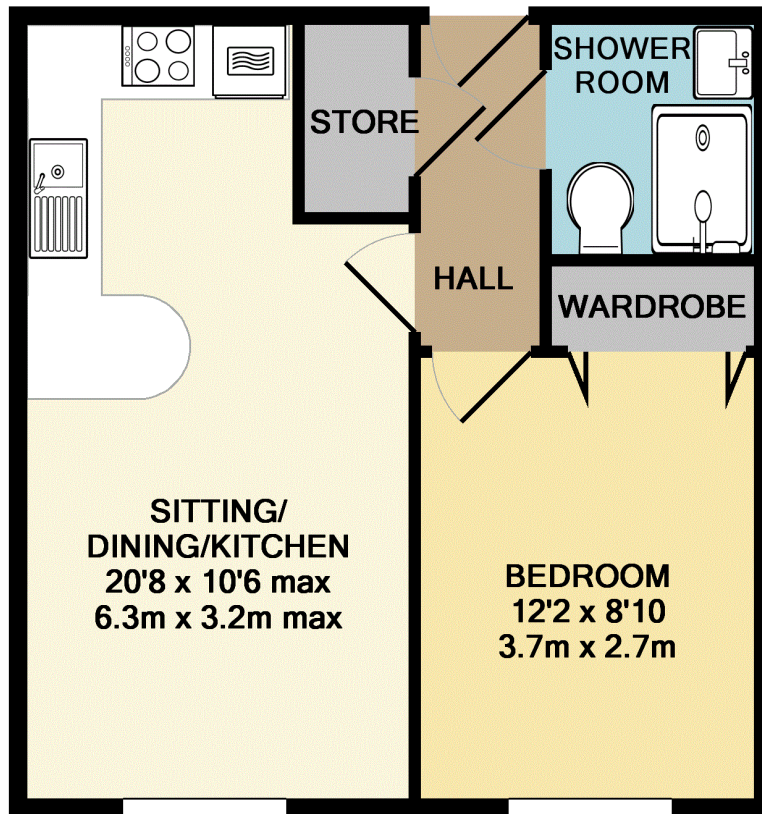
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

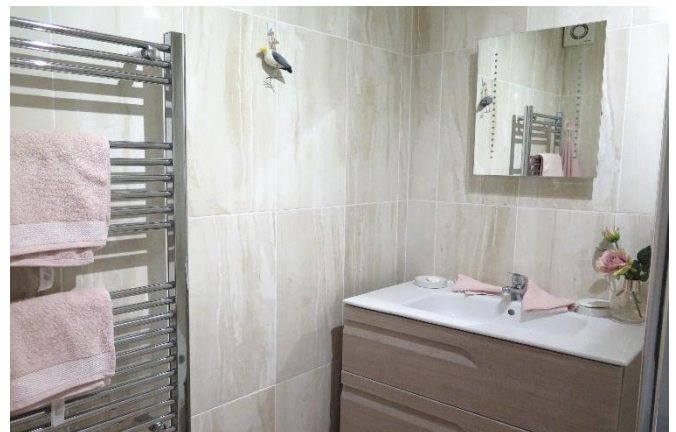


Nearest Schools

- Wells



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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**COOPER
 AND
 TANNER**

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