



Apartments 1, 2 & 5, 24 Chamberlain Street, Wells, BA5 2PF

£175,000 - £295,000
Share of Freehold





Apartments 1, 2 & 5

24 Chamberlain Street, Wells, BA5 2PF

Apartment 1 - £295,000 Share of Freehold

Apartment 2 - £295,000 Share of Freehold

Apartment 5 - £175,000 Share of Freehold

A stunning selection of one and two bedroom apartments set within a beautiful, recently renovated and restored Georgian house in the very heart of the centre of Wells - within 200m of the High St, Cathedral and Market Place.

This handsome, Grade II listed house has been divided into separate apartments since 1937. Previously it had been used as both a convent and a school for young ladies. Having now been extensively refurbished and restored to exacting standards, all of the apartments now offer the perfect balance of period features and modern convenience.



Apartment 1, 24 Chamberlain Street, Wells, BA5 2PF

£295,000 Share of Freehold

DESCRIPTION

Upon entering via the front door is a generous communal hallway with an area for mail. To the right is the front door to apartment one. Upon entering the apartment is a hallway leading to all rooms and having a large shelved utility cupboard, housing the hot water tank and having space and plumbing for a washing machine. From the hallway is the spacious open plan living room. This bright room benefits from two windows and a glazed door leading out to the large courtyard and garden beyond and has wood plank flooring. There is plenty of space for comfortable seating and dining table to seat six to eight guests. To one side is the kitchen with a range of cupboards with soft close, white high gloss, door and drawers, integrated oven and microwave, induction hob, extractor hood and dishwasher, all topped with solid wood worktops.

The principal bedroom with windows to the front, is a good sized double and benefits from a built-in wardrobe and an ensuite shower room. The tiled shower room comprises; shower, WC and wash basin. The second bedroom, again a double, also has a front aspect. The family bathroom features a 'P' shaped bath with waterfall shower overhead, a wash basin and WC.

OUTSIDE

Leading directly from the open plan living room is a large paved courtyard with ample space for garden furniture. To the side, via a communal path and two steps, is a further area of garden, currently laid to gravel for ease of maintenance. The courtyard and garden can also be accessed via the communal half landing, where there is a large bay, with a glazed door leading to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond.





Apartment 2, 24 Chamberlain Street, Wells, BA5 2PF

£295,000 Share of Freehold

DESCRIPTION

Upon entering via the front door is a generous communal hallway with an area for mail. Stairs lead to the first floor and the front door to Apartment Two. Upon entering the apartment is a hallway leading to all rooms and having a shelved utility cupboard, housing the hot water tank and having space and plumbing for a washing machine. From the hallway is the spacious open plan living room with wood plank floor. This light and spacious room benefits from an abundance of period features including; high ceilings, cornicing, picture rails, mantelpiece and an attractive ceiling rose. A large bay window and a smaller window to the side offer views out over the garden. There is plenty of space for comfortable seating and a large dining table. To one side is the kitchen with a range of cupboards with soft close, Shaker style, doors and drawers, integrated oven and microwave, induction hob, extractor hood and dishwasher, all topped with laminate worktops.

leading off the hall, the principal bedroom with windows to the front, is a good sized double and benefits from an ensuite shower room. The shower room comprises; shower, WC and wash basin and has striking high gloss wood effect tiles. The second bedroom, again a double, also has a front aspect and has triple built-in wardrobes. The family bathroom features a 'P' shaped bath with waterfall shower overhead, a wash basin and WC.

OUTSIDE

From the communal half landing, a glazed door leads to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond. The garden for Apartment Two can be found along the path on the right hand side and is laid to lawn with a summerhouse and a newly planted hedge on the perimeter.

Apartment 5, 24 Chamberlain Street, Wells, BA5 2PF

£175,000 Share of Freehold

DESCRIPTION

Upon entering via the front door is a generous communal hallway with an area for mail. Stairs lead up to the second floor and the front door of Apartment Five. Upon entering the apartment is a hallway leading to all rooms. From the hallway is the spacious open plan living room with wood plank floor. This spacious room benefits a window to the front, exposed beams, a large roof window and a loft hatch giving access to additional loft storage. There is ample space for comfortable seating and a dining table. In one corner is the kitchen with a range of high gloss, wood effect cupboards with soft close doors and drawers, integrated oven, induction hob, extractor hood along with space for white goods and topped with laminate worktops an alcove, with wall cupboard is a lovely additional feature.

Leading off the hall, the bedroom with a window to the front, is a good sized double and benefits from an ensuite shower room. The tiled shower room comprises; shower, WC and wash basin.

OUTSIDE

From the communal half landing, a glazed door leads to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond. The garden for Apartment Five can be found along the path on the left hand side and is laid to lawn with a newly planted hedge on the perimeter.



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.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. 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.

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

DIRECTIONS

BY CAR - Please note there is no parking at the property. The nearest car parks are Union Street (BA5 2PU) and Waitrose Car park in Whiting Way (BA5 2PJ).

ON FOOT - From the Wells Office in Broad Street, turn right and continue to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street. As you reach the end of Union Street, into Chamberlain street the property is directly in front of you.

SERVICE CHARGE

To be advised – this covers the maintenance and cleaning of communal areas and the maintenance and upkeep of the central boiler.

AGENT'S NOTE

Please note that the lease stipulates that although the property can be let out on an assured short hold lease (or similar), it is not possible to rent out the apartment as a holiday let.

REF:WELJAT11102022



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: To be advised

Heating: Gas central heating (central boiler with individual 'flow and return' meters to each property)

Services: Mains drainage, gas & electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

WELLS OFFICE
 Telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

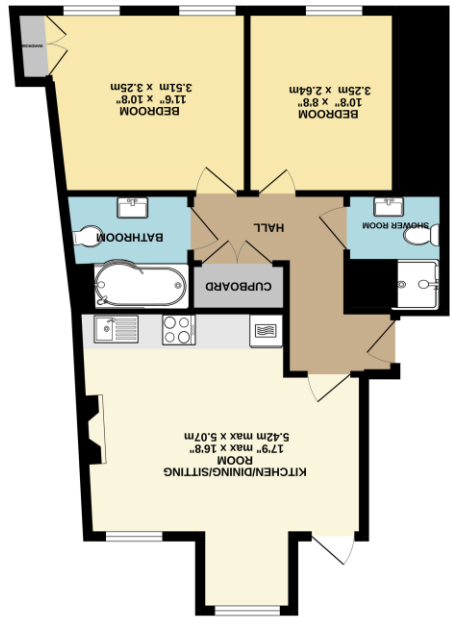
**COOPER
 AND
 TANNER**



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

APARTMENT ONE

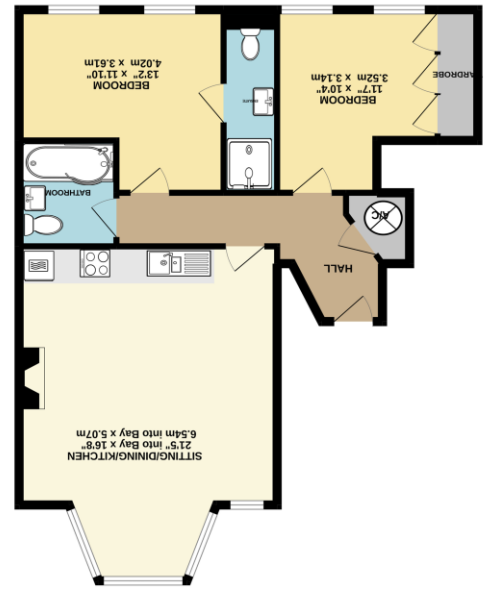
TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
 of which the area of the kitchen, living and dining room, and the area of the living and dining room, is 179 sq.ft. (16.5 sq.m.) approx.
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GROUND FLOOR
 605 sq. ft. (56.2 sq.m.) approx.

APARTMENT TWO

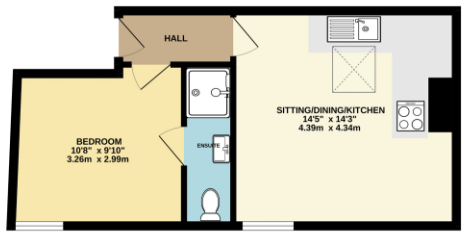
TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.
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FIRST FLOOR APARTMENT
 751 sq. ft. (69.8 sq.m.) approx.

APARTMENT FIVE

SECOND FLOOR APARTMENT
 361 sq. ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 361 sq. ft. (33.6 sq.m.) approx.
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