



 2  1  1 EPC C

Guide Price £230,000
Leasehold with Freehold

11 Wand Road
Wells
BA5 1RN

COOPER
AND
TANNER



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DESCRIPTION

A marvellous two double bedroom ground floor apartment, set on the popular Bishops Brook development, with parking and courtyard garden. The property has been kept in immaculate condition throughout making it a fantastic first time purchase, downsize or investment buy. The property is Leasehold (with 114 years remaining) but comes with the Freehold to the building.

Upon entering the property is an entrance hall with space for shoes and coats and leading to all rooms. The open plan kitchen/dining/sitting room is a spacious and light room, with the benefit of a dual aspect. The kitchen comprises a range of fitted units with cream gloss soft close doors and drawers, an integrated electric oven and gas hob, along with space for a fridge/freezer. A utility room, housing the gas combi-boiler, offers additional storage along with plumbing for a washing machine. The large and open sitting/dining area has ample space for comfortable furniture and a sizable dining set whilst benefiting from an abundance of natural light.

The inner hall provides access to two bedrooms and the bathroom. Both bedrooms, are good sized doubles, being similar in size, one having a window and outlook to the front of the property and the other having French doors out to a private courtyard. The bathroom is neutrally tiled and comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

The property has the advantage of a private courtyard garden providing space for outside seating and entertaining along with a shed for outside storage. A side pedestrian gate leads to an allocated parking space for one car with plenty of on road parking for guests. Within the development are several open areas along with a park and footpaths which either lead into the city centre or out onto open countryside.

LOCATION

The picturesque City of Wells 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

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

DIRECTIONS

From the Wells office, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 200 metres, passing the Crandon Springs Care home on your left, and take the next turning on the left into Wand Road continue for approx 50m until the road forks. Take the left hand fork, continue for approx. 10m, where the property can be found on the left hand side.

SERVICE CHARGE

Service charge is currently £226.84 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT08012026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold - 125 years (from May 2014)

- The property also comes with the Freehold to the whole building (flats 11 & 15).



Motorway Links

- M4
- M5



Train Links

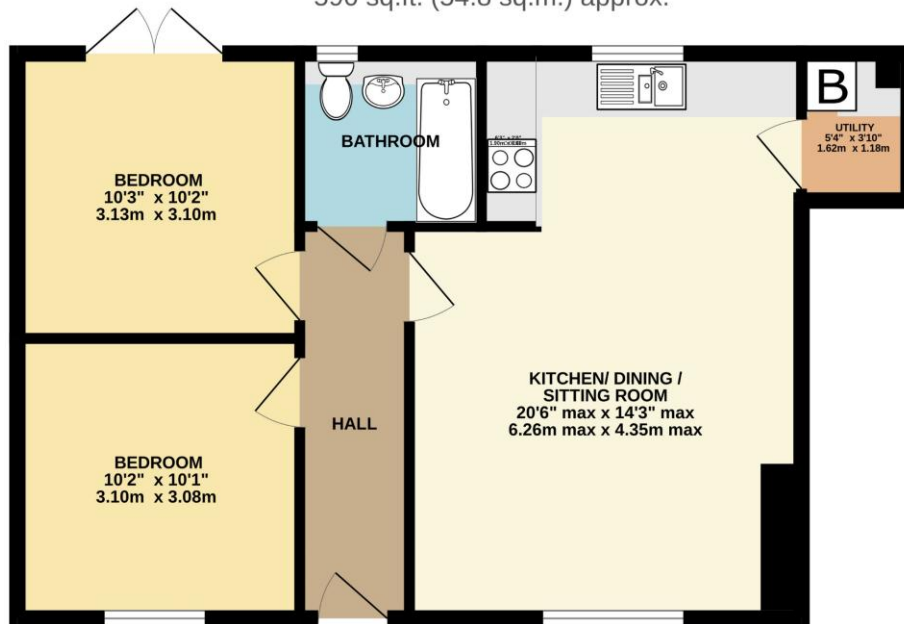
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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