



 1  1  1 EPC C

£165,000 Leasehold

40 Mondyes Court
Wells
BA5 2QX

COOPER
AND
TANNER



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DESCRIPTION

Located in the ever-popular Mondyes Court development, for the over 55's, is this fantastic one bedroom, ground floor apartment. The property is situated in the annex building and benefits from a glazed door opening out to a personal patio area, well-appointed shower room, spacious sitting/dining room and good-sized double bedroom with built-in wardrobes. Offered with no onward chain.

Upon entering, is an entrance hall with large storage cupboard housing a water tank, along with plenty of further space to store 'day to day' items. From the hall a glazed door opens to the sitting/ dining room, this well-proportioned room makes a wonderful space to entertain or simply enjoy the natural light that floods in. The room benefits from a door leading out to a patio area and provides ample space for both comfortable seating along with an area for a dining table to seat up to four people. Double doors open into the kitchen, which has an array of fitted units, a window above the sink, looking out over flower plants and shrubs, and includes integrated appliances including an electric eye level oven, electric hob, under counter fridge and freezer, along with a washing machine. The bedroom is a spacious double, with fitted mirrored wardrobes and a window looking out on to greenery. The shower room comprises, an external window, WC, large shower and a vanity basin.

Mondyes Court has the advantage of an active communal residents' lounge, laundry room, house manager and fully furnished and equipped pre-bookable guest apartment.

OUTSIDE

Electric gates lead into Mondyes Court where there is residents' parking (subject to availability). There are attractive well-tended gardens throughout the development with benches and seating provided, along with an attractive wooden pergola with seating area beneath. A covered area is for the storage and charging

of mobility scooters. The patio area immediately outside the property is listed as 'personal' but does form part of the beautifully maintained communal gardens.

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.

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

Service charge – £3164.46 per annum
Ground rent - £425.00 per annum

VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights, go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane and first left into Mondyes Court. Apartment 40 can be found in 'The Annex' on the right hand side.

REF:WELJAT01092025

Local Information Wells

Local Council: Somerset

Council Tax Band: B

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold – 107 years remaining (as of 2025)



Motorway Links

- M4
- M5



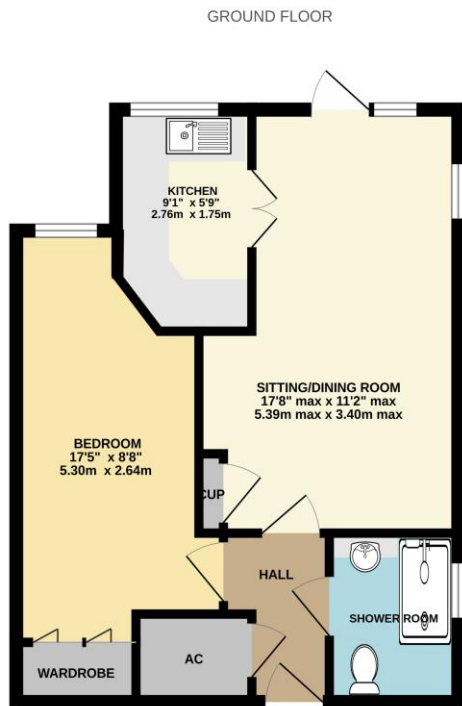
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



Whilst every effort 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 operation or efficiency can be given.
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AND
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