



 1  1  1 EPC C

£169,950 Leasehold

17 The Cloisters
Wells
BA5 1SA

**COOPER
AND
TANNER**



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DESCRIPTION

A light and airy one bedroomed first floor apartment enjoying a quiet position with a sunny South Westerly aspect. This uniquely positioned corner property benefits from no directly adjacent neighbours and has a large spacious living area with dual aspect views. The flat is accessed by stairs or the nearby upgraded lift.

The Cloisters is a highly desirable development within easy walking distance of the city centre. The property has a communal lounge, an in-house manager, regular meetings and events, and beautifully kept gardens. There is no onward chain.

The entrance to the apartment has a spacious central hallway with a generous cloakroom and storage cupboard. The main living accommodation is open plan with a large dual aspect sitting/dining room benefitting from an abundance of natural light and views over the lovely gardens.

The kitchen comprises of a range of oak fronted base and wall units with a built-in extractor, space for an electric cooker, washing machine/dryer and a fridge/freezer.

The bedroom is a generous size and benefits from triple fitted wardrobes and a South Westerly aspect. The recently updated shower room has a large walk-in shower, toilet, vanity wash basin and a very spacious airing/storage cupboard with hot water cylinder and shelving.

The property benefits from a new 'Tunstall' intercom, secure door entry system, pull cord and safety system for added peace of mind. The main building entrance can be entered by a hands-free key fob for ease of access.

OUTSIDE

There are attractive and well-maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the

garden. There is a store at the far end of the car park which can be used to park and charge mobility scooters. Visitor parking is available in the car park and residents' parking spaces are allocated.

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, library, 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.

SERVICES CHARGES

Service charge: Currently £2044.69 per annum
Ground rent: £290 per annum

VIEWING

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

DIRECTIONS

From our office in Broad Street turn left in St. John's Street. Continue along St. John's Street and at the end of the road turn left into South Street. Continue for approx. 50 metres and take the first right into The Cloisters.

REF:WELJAT150523

Local Information - Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (approx.93 Years remaining as of 2023)



Motorway Links

- M4
- M5



Train Links

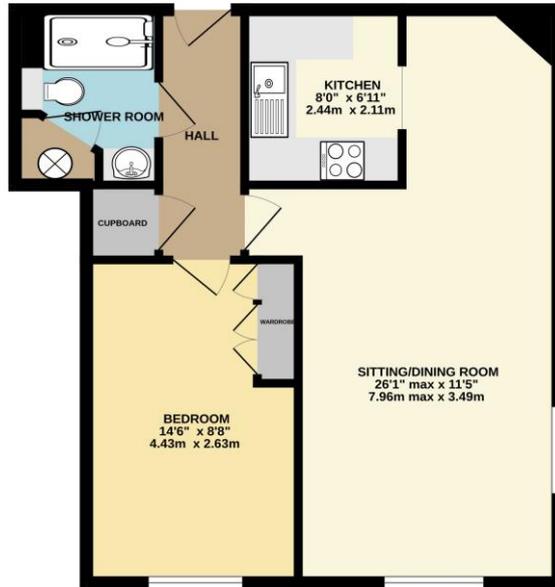
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

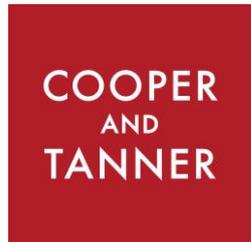
FIRST FLOOR APARTMENT
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. The Buyer shall be deemed to have accepted the floorplan and any other details as shown for any prospective purchase. 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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