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 EPC D

£260,000 Leasehold

3 The Cloisters
 Wells
 BA5 1SA

**COOPER
 AND
 TANNER**



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DESCRIPTION

A beautifully presented two bedroom ground floor apartment, benefitting from a corner position, a 'personal patio area' and a lovely aspect over playing fields towards the park and bandstand and views of the Cathedral. The property has been updated in recent years with a well-appointed kitchen and shower room and is offered with no onward chain. The property is situated in the desirable development of The Cloisters and in easy reach of the city centre. Within the development is a house manager, a communal lounge with regular events and beautifully kept gardens which surround the building.

Upon entering the apartment is a spacious entrance hall with large cupboard, ideal for coats and shoes and day to day storage needs. The main living accommodation, with dual aspect, is open plan featuring a large sitting/dining room with French doors out to a 'personal patio area' and the communal gardens and benefiting from lovely views towards the park. The room naturally divides into a sitting area with plenty of space for comfortable seating and a dining area that can accommodate a table to seat four to six people comfortably. From the dining area an opening leads to the well-appointed kitchen. The recently updated kitchen has a view out to the side over the communal gardens and comprises; a range of wall and base units with pale grey/taupe soft close Shaker style doors and drawers, attractive subtly patterned tiling, eye level oven, ceramic hob, deep pan drawers, integrated slim line dishwasher and integrated washing machine, along with space for a fridge freezer.

The main bedroom is a generous size with lovely views towards the park and bandstand and benefiting from triple fitted wardrobes. The second bedroom, a cosy double or generous single again benefits from an outlook over the communal gardens towards the park. The well-presented and recently updated shower room features a large shower cubicle with pale grey marble effect tiles and foldable seat, hidden cistern WC, vanity wash basin, slimline mirrored cabinet, non-slip safety flooring and modern towel rail along with a large airing cupboard, housing the water tank, and shelved for additional storage.

The property benefits from a door entry system and 'Tunstall' pull cord system for added peace of mind.

OUTSIDE

The apartment benefits from a 'personal patio area', immediately outside the French doors leading from the sitting area. This space is perfect for a small table and chairs and some planted pots and is part of the communal gardens. 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 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 and several churches. 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 £2332 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:WELJAT06062025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (approx. 92 Years remaining as of 2025)



Motorway Links

- M4
- M5



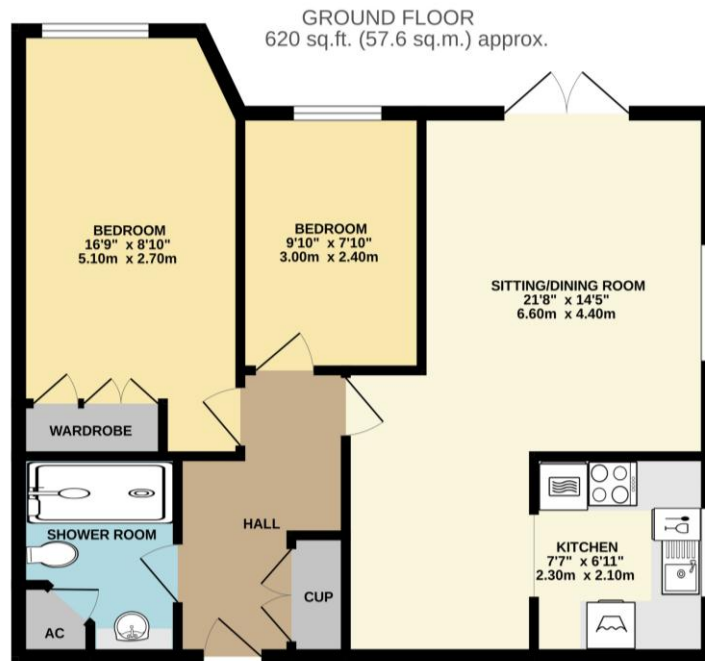
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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 illustration 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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