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 EPC B

£365,000 Leasehold

Apartment 4  
 St. Athelm Lodge, West Street  
 Wells, BA5 2GW

**COOPER  
AND  
TANNER**





# Apartment 4

## St. Athelm Lodge, West Street

### Wells, BA5 2GW

 2  1  2 EPC B

## £365,000 Leasehold

### DESCRIPTION

Formerly the show apartment for the complex, is this stunning two bedroom ground floor apartment with private patio overlooking the gardens in the ever desirable St. Athelm Lodge development, a recently built luxury retirement community in Wells city centre.

The development benefits from a beautifully decorated communal residents' lounge with kitchenette, house manager hosting regular events, quizzes and coffee mornings, a pre-bookable guest suite, a lift to all floors, communal gardens, undercover charging point for mobility scooters and a residents' car park.

Upon entering the property is a spacious hallway with video entry system and two useful storage cupboards, ideal for shoes and coats and 'day to day' storage. A glazed door leads from the hall into the dual aspect sitting/dining room with a glazed door leading out to a 'personal' patio area and the communal gardens. This generous room offers plenty of space for comfortable seating along with a small dining table and features a fire surround with an electric fire as the focal point. Leading directly off the sitting room, is the well-appointed kitchen with views over the garden. Comprising a range of kitchen units with high gloss, taupe coloured, soft close doors and drawers, this well-designed kitchen also benefits from an eye level oven, ceramic hob, integrated fridge, integrated freezer and integrated washer/dryer.

The principal bedroom is notably generous in size and has a built-in wardrobe with mirrored sliding doors and offers plenty of space for a king size bed. A door leads to the fully equipped ensuite shower room with large, curved shower enclosure, attractive tiling, hidden cistern WC and vanity wash basin. The second bedroom with view over the gardens, is a comfortable double or would make for a great formal dining room or craft room, if desired. The fully tiled bathroom comprises; a bath with shower above, a hidden cistern WC, a vanity basin with storage beneath, a mirror with storage cabinet and shaver socket along with a heated towel radiator.

The development also offers residents a Careline 24/7 package, with wearable wristband, for added peace of mind.

### OUTSIDE

Apartment 4 benefits from a 'personal' patio area, accessed from the sitting room, and offers space for a small bistro table & chairs.

Well-tended gardens surround St. Athelm lodge, with an abundance of mature trees and shrubs offering year-round interest. To the rear of the development is a large lawned area with attractive borders and a patio with seating. The apartment benefits from a door leading out to a personal patio area which is open to the gardens. A wooden shelter offers parking and charging for mobility scooters. To the front of the development is a residents' car park. A pedestrian gate leads from the development towards the shops and a convenient supermarket.

### 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.

### SERVICE CHARGE

Service Charge - Circa. £6371.87 per annum (to be confirmed) - including all central heating and water, buildings insurance, grounds maintenance, cleaning and maintenance of communal areas, provision of house manager, window cleaning etc.  
Ground Rent - £575 per annum

### VIEWING

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

### DIRECTIONS

From our office in Broad Street, continue into Priory Road. At the junction turn right into Princes Road, at the traffic lights turn left into Tucker Street and then second left into West Street. St Athelm Lodge can be found directly in front of you.

REF:WELJAT29112024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Electric central heating via central Air source heat pump (included in service charge)

**Services:** Mains drainage, water (included in the service charge) and electricity.

**Tenure:** Leasehold – 999 years from June 2018



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

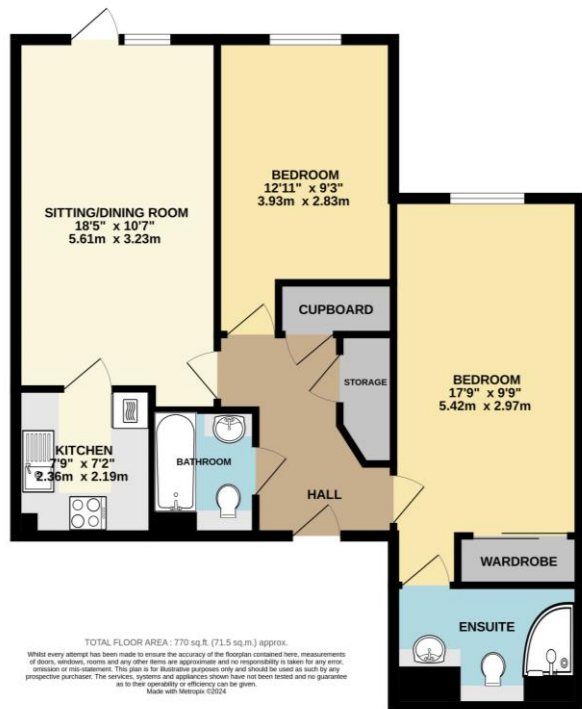


#### Nearest Schools

- Wells



GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



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**COOPER  
AND  
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