



 1  1  1 EPC TBC

Leasehold with
Share of Freehold
£165,000

6 St. Andrews Court
Wells
BA5 2XX

**COOPER
AND
TANNER**



6 St. Andrews Court Wells BA5 2XX

 1  1  1 EPC TBA

£165,000 Leasehold with Share of Freehold

DESCRIPTION

A splendid one bedroom apartment situated on the ground floor within the small development of St Andrews Court, benefitting from a garage and communal parking. This apartment is just a short walk from a footpath leading to the City Centre, Market Place and the Cathedral and would be an ideal First Time Purchase or investment.

Entering the property, via its own front door, a hallway leads to all rooms. The kitchen/dining/ living room is a bright and airy space with a window to the rear with a south facing aspect towards Tor Woods. The kitchen comprises a range of fitted units, integral electric oven and hob along with space for both a washing machine and under counter fridge. This open plan room also has plenty of space for a dining table to seat four people along with comfortable seating. The bedroom is a generous size with the benefit of fitted wardrobes. The bathroom is neutrally tiled and comprises a bath with shower above, WC, vanity wash basin and heated towel rail.

OUTSIDE

To the side of the building is a communal parking area which provides parking for the apartments. A single garage features an 'up and over' door and provides ample space for either a car or storage. The communal gardens surround the property and are mainly laid to lawn with a wide variety of shrubs, bushes and trees.

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, 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.

SERVICE CHARGE

Service charge – Circa. £1000 (per annum)
There is no ground rent payable.

VIEWING

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

DIRECTIONS

Leaving Wells city centre head towards Bath via St. Thomas Street (B3139). Continue along St. Thomas St. passing Budgens petrol station on your right. Take the next right into Woodbury Avenue. Continue along Woodbury Avenue taking the third turning on your right into St. Andrews Court.

REF:WELJAT31052023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: A

Heating: Electric heating

Services: Mains drainage, water and electricity.

Tenure: Leasehold (955 years remaining) with Share of Freehold



Motorway Links

- M4
- M5



Train Links

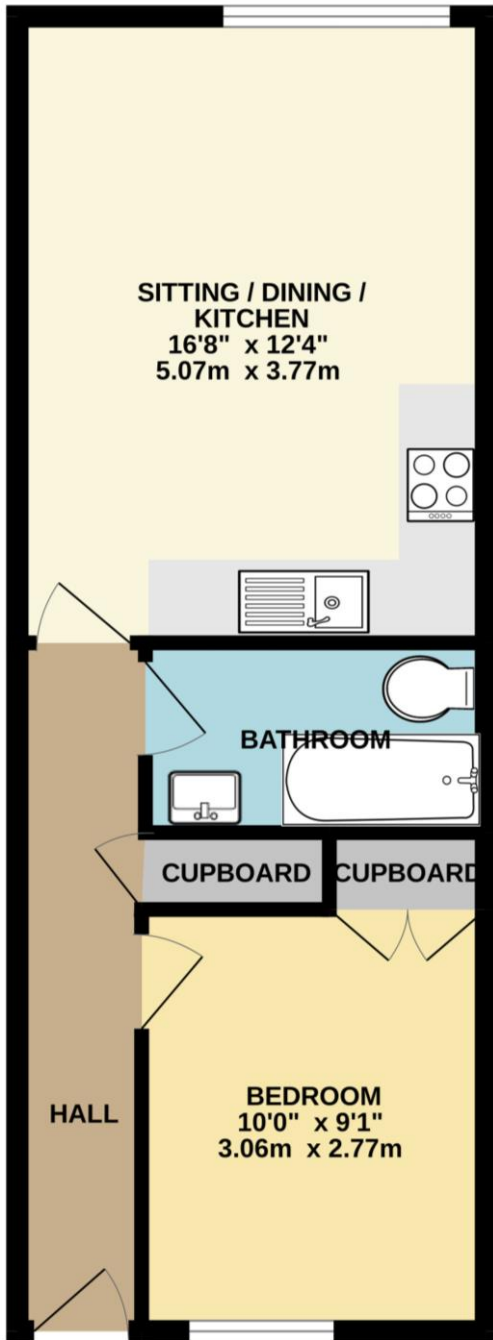
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR APARTMENT



FLAT ST ANDREWS COURT, WELLS SOMERSET, BA5 2XX

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.
Made with Metropix ©2023

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

