



 1  1  1 EPC D

£79,950 Leasehold

36 Homechime House
Priory Road
Wells, BA5 1SH





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DESCRIPTION

A bright and spacious one bedroom apartment set in the ever-popular Homechime House development for the over 60's. This first floor apartment (with lift to all floors) benefits from well-proportioned rooms, ample storage and bathroom.

The apartment is accessed from a communal entrance hall with stairs or lift access to the first floor. Upon entering is an entrance hall with large cupboard housing the water tank and hot water cylinder and having space for coats, shoes and 'day to day' storage. The kitchen is open to the living area and comprises a range of wall and base units, space for a cooker, space for an undercounter fridge along with work surface space. The kitchen is larger than most in the Homechime development and could be redesigned to create more storage and workspace, if desired. The sitting/dining room has a large picture window with side aspect and allows plenty of natural light. This generous room benefits from modern Dimplex electric heaters and wall lights and offers plenty of space for both comfortable seating and a small dining table. The property has a good size double bedrooms with built-in wardrobes and wall lights. The fully tiled bathroom features a bath with moulded seat, toilet and vanity wash hand basin with storage beneath.

Homechime House has the advantage of an active communal residents' lounge with organised events and a lending library, a laundry room, house manager and pre-bookable guest suite. There is a lift giving access to all floors.

The apartment also benefits from a 'Tunstall' emergency response system for added piece of mind.

OUTSIDE

Ample parking is situated at the front of the building from Priory Road. The attractive communal gardens are well established,

well maintained and can be accessed from the residents' lounge. There is also an area to park and charge mobility scooters.

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 CHARGES

Service Charge – Currently £2341.22 per annum
Ground Rent - £438.68 per annum

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street continue along Priory Road towards the roundabout. The property can be found on your right hand side. For viewing purposes, a representative of Cooper and Tanner will meet you at the main entrance.

REF:WELJAT10052024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Modern electric heating system

Services: Mains drainage, water and electricity

Tenure: Leasehold – 88 years remaining as of 2024



Motorway Links

- M4
- M5



Train Links

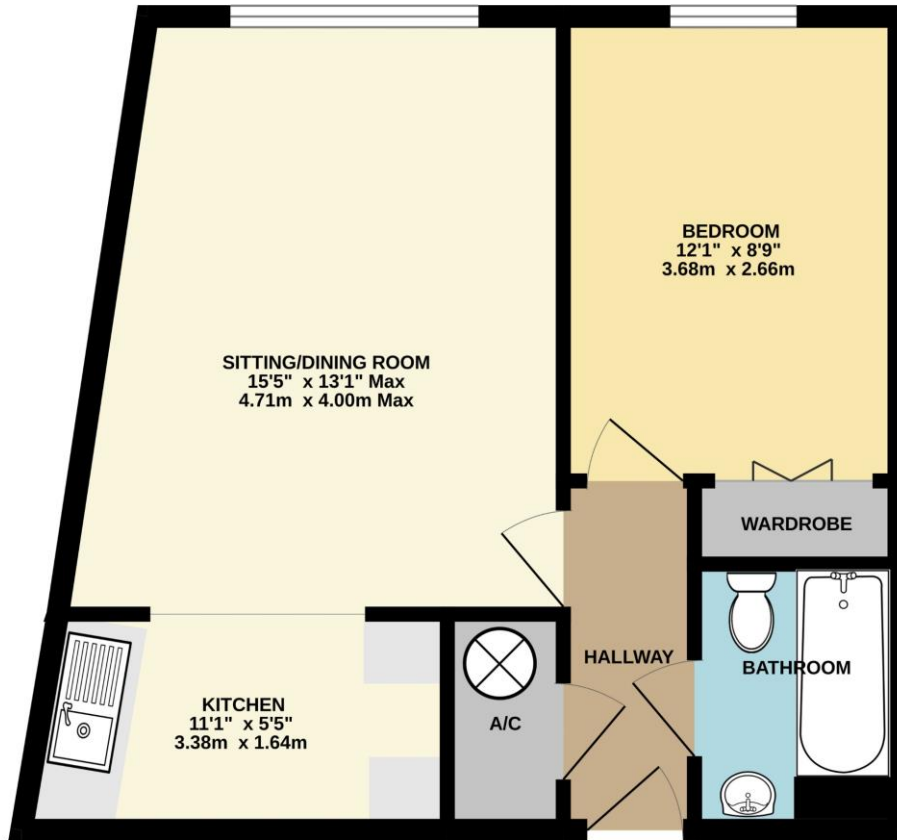
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

FIRST FLOOR APARTMENT
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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 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.
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AND
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