



 1  1  1 EPC D

£125,000 Leasehold

19 Palace Court
Silver Street
Wells, BA5 1UR

**COOPER
AND
TANNER**



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DESCRIPTION

A light and spacious one bedroom, ground floor apartment for the over 55's situated in a convenient location in the centre of Wells and just a short walk from the Bishop's Palace, Cathedral and High Street.

Upon entering the property is an entrance hall opening into the sitting/dining room with an electric fireplace as the focal point and a bay window to the front. The kitchen comprises a range of units and plumbing for a washing machine. An inner hall provides storage and leads to the wet room with shower, toilet and wash hand basin. The bedroom is a spacious room with views out to a courtyard garden.

A new gas combi boiler, also in the kitchen, was fitted in 2026 and will be serviced annually (included in the service charge).

Palace Court also has the added benefit of booking the guest suite at other retirement developments run by Anchor, for a reasonable price, ideal for a few days away.

OUTSIDE

The development is set within the heart of the city with all amenities within a short distance. There are well maintained flower and shrub beds around the development along with an attractive communal garden, mainly laid to lawn with shrub and flower borders to the rear of the property. Benches are dotted around the site, a perfect spot to sit and enjoy the sunshine. The communal facilities include a residents' sitting room, laundry room, gardens and parking for residents and visitors. There is also a house manager.

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, 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 £3634.00 per annum
There is no ground rent payable

VIEWING

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

DIRECTIONS

On foot - From the Wells office in Broad Street turn left onto St. John's Street at the end of the road turn right into Southover. On the left hand side after approx. 25 metres you will see a gated archway signed 'The Old Bakery' which leads to Palace Court. Continue through the second gate into Palace Court.

By car - From the Wells office in Broad Street turn left onto St. John's Street at the end of the road turn right into Southover, take the next left into Silver Street and follow the road for approx. 100 metres. Take the next left into Palace Court.

AGENT'S NOTE

Please note that in the future should you wish to sell the property you are liable to pay a charge of 1.5 % of the purchase price for each year the property is owned. This charge goes towards the sinking (maintenance) fund for the development.

REF:WELJAT16032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 70 years remaining as of 2026



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



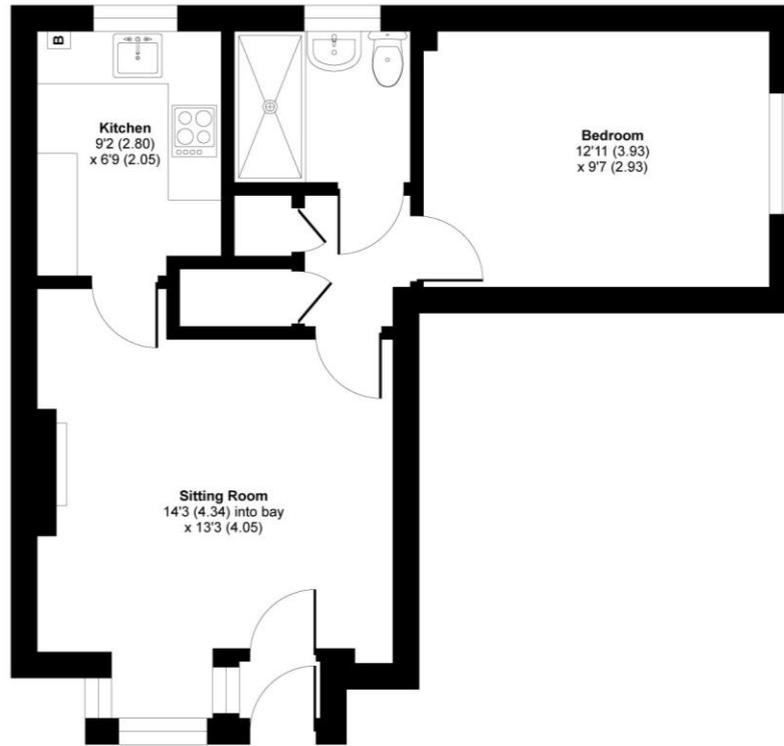
Nearest Schools

- Wells

Silver Street, Wells, BA5

Approximate Area = 465 sq ft / 43.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1421818



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