



 2  1  1 EPC C

£225,000 Share of Freehold

14 Lawpool Court
Wells
BA5 2AN

**COOPER
AND
TANNER**



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Description

This very centrally located two bedroom coach house apartment is a marvellous property to downsize to, an ideal buy-to-let investment or would make a great bolt hole with it being situated within walking distance of all supermarkets, shops, cafes and attractions that Wells has to offer. The property has been within the same ownership for almost 20 years and could now benefit from some updating.

Upon entering the property via its own private entrance door is an entrance hall with stairs to the first floor. The main living room is a spacious room benefitting from a dual aspect providing an abundance of natural light. The room has ample space for a large dining table and chairs, sofas and features a Juliette balcony with a view over the courtyard gardens. The kitchen comprises a range of fitted units, electric oven, gas hob and under counter space for a washing machine and fridge.

From the landing are the two bedrooms which are double in size and the bathroom comprising a bath, toilet and wash hand basin. Also accessed from the landing is a large storage cupboard, access to the large partially boarded loft.

Outside

Within the secluded development is a courtyard garden along with a pathway to the parking area where number 14 has a single garage with 'up and over' door, light and power sockets.

Agents note:

There is a restrictive covenant on the property which restricts keeping pets, hanging laundry in the garden and using the property for holiday lets.

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. Wells has a bus station with regular bus services to, Bristol, Bath, Taunton, Yeovil, Weston-Super-Mare and towns and villages in between. National express has a pick up point to various destinations and Berry's offer a daily coach service to London.

Service charge

£330 per annum including ground rent and building insurance.

Viewing

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

Directions

From our office in Broad Street, take the first left into St. John Street and then left again into South Street. Continue for approx. 200m and turn left into Mill Street and then immediately left into Lawpool Court. The property can be found in the right hand corner and the front door can be found through the arch on the right.

REF:WELJAT16112021

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: 1/26th Share of Freehold – 69 years remaining on the lease (as of 2021)



Motorway Links

- M4
- M5



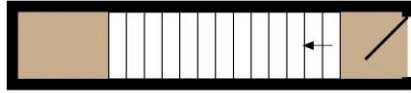
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

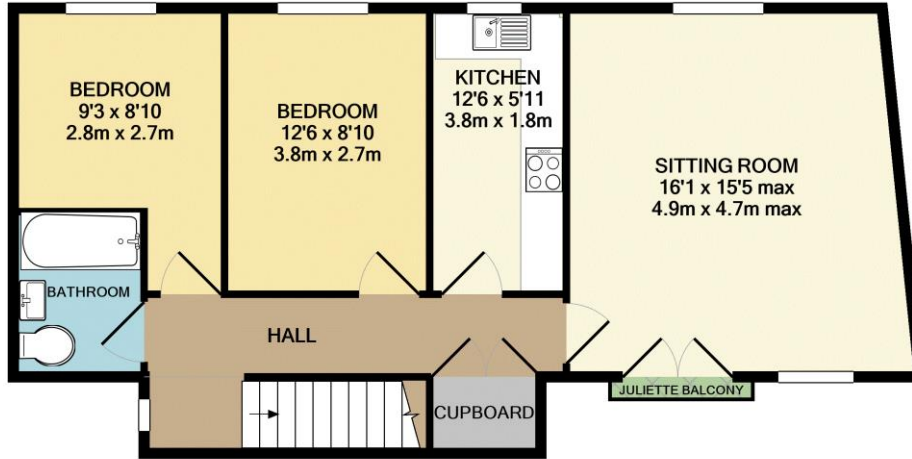


Nearest Schools

- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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