



Flat 8, Judges Lodgings, 19 New Street, Wells, BA5 2LD

Offers Over
£300,000 Freehold

COOPER
AND
TANNER

View from the apartment



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 2  1  2 EPC Not Required

Offers Over £300,000 Freehold

DESCRIPTION

A two double bedroom top floor (Penthouse) apartment set within an impressive Grade II listed Georgian house in the heart of the historic city of Wells with Cathedral Views. The property is situated on the second floor and offers the perfect balance of modern convenience and period features and benefits from a spacious sitting/dining room, two double bedrooms, kitchen, well-appointed bathroom, garden, garage and parking. Offered to the market with no onward chain.

From the communal hall and impressive staircase leads to the second floor landing which is used solely by apartment 8. Upon entering the property is the sitting room, a well-proportioned room with ample space for comfortable furniture and a view towards The Cathedral. The spacious kitchen/dining room features an array of fitted units, electric oven, gas hob, waste disposal, space for a fridge and washing machine along with space for a table for six people and views towards The Cathedral.

An inner hall, with airing cupboards, provides access to the bathroom which comprises a bath with shower above, toilet, wash hand basin and heated towel rail and principal bedroom featuring fitted wardrobes and an ensuite shower room comprising; shower enclosure, wash basin and WC. The second double

bedroom can be accessed from the sitting room, a spacious room with fitted wardrobes, dressing table and bed side tables along with views over the gardens.

Situated on the first floor of Judges Lodgings is a communal garden room with views over the rear gardens.

OUTSIDE

To the front of the main house is a carriage driveway edged by wide borders with attractive mature planting and a prolific fig tree. The front gardens are tended by a gardener (included in the service charge). To the side is the garage which features an up and over door, light and power. To the front of the garage is space to park two cars in tandem.

To the side of the property is a tucked away bin store and garden store.

The rear gardens are divided up, so each apartment has their own private garden. There are areas of lawn, pathways and planted borders. The garden for Flat Eight is a good size and is mainly laid to lawn. Please note: Owners are responsible for maintaining their own private garden themselves (currently, other apartment owners in the building mow all the lawns on a rota basis).









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 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.

TENURE

Leasehold with a Share of Freehold
999 year lease from 1st January 1978

SERVICE CHARGE

Currently - £2400 per annum

This covers buildings insurance, maintenance, cleaning and lighting of communal areas and

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water & electricity

Tenure: Leasehold with Share of Freehold

contribution to the sinking fund - responsible for the general maintenance of the building.

No ground rent is payable.

VIEWING

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

DIRECTIONS

From our offices in Broad Street, Wells continue into Priory Road. At the junction turn right on to Princes Road and continue for 150m. At the traffic lights go straight across, passing The Little Theatre on the right. Follow the road round to the right into Chamberlain Street. At the mini-roundabout take the first left into Whiting way, passing Waitrose on the right. At the next traffic lights turn right and continue for 200m. At the junction turn right into New Street, where 19 - 'Judges Lodgings' can be found immediately on your right.

REF:WELJAT02092025



COOPER
AND
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WELLS OFFICE

The floor plan illustrates the layout of a house with the following dimensions and room descriptions:

- KITCHEN/DINING ROOM:** 5.40m x 2.70m (17'9" x 8'10")
- SITTING ROOM:** 5.40m x 4.30m (17'9" x 14'1")
- BEDROOM:** 3.70m x 3.60m (12'2" x 11'10")
- BEDROOM:** 3.80m x 3.20m (12'6" x 10'6")
- HALL:** 2.40m x 1.80m (7'10" x 5'11")
- BATHROOM:** 2.40m x 1.80m (7'10" x 5'11")
- ENSUITE:** 1.80m x 1.20m (5'10" x 3'11")
- CUPBOARD:** 1.20m x 0.60m (3'11" x 2'0")
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- WARDROBE:** 1.80m x 0.60m (5'10" x 2'0")
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SECOND FLOOR APARTMENT 799 sq.ft. (74.2 sq.m.) approx.