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Offers Over £199,950  
Long Leasehold

Flat 2, 6 Tucker Street  
Wells  
BA5 2DZ

COOPER  
AND  
TANNER



# Flat 2, 6 Tucker Street Wells BA5 2DZ

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## Offers Over £199,950 Long Leasehold

### DESCRIPTION

A wonderful one bedroom ground floor flat with private garden set within the centre of Wells with an array of features and offered with no onward chain. Currently used as a holiday let, the property would also make a perfect home with it being within easy reach of all the amenities that Wells has to offer.

Upon entering the property is a communal entrance hall with a door opening into Flat 2 which has a further hall with w/c and storage for shoes and coats. The kitchen is a light and spacious room with an array of fitted units, electric oven and hob, under counter fridge, space for a washing machine, original wooden cabinets either side of the former fireplace and French doors opening out to the private courtyard garden. The sitting/dining room is a large reception room with a feature window and shutters to the front which faces due South. The room has ample space for a table to accommodate four to six people along with comfortable seating and an electric fireplace as the focal point.

The bedroom is a good sized double with flagstone floors and a feature fireplace, adjoining is a dressing room with space for storage units and a dressing table. The ensuite to the bedroom features a large bath, separate shower, toilet, wash hand basin and heated towel rail.

### OUTSIDE

French doors from the kitchen open out to the private garden, perfect for pot plants and outside furniture for dining and entertaining.

### 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

To be advised

### VIEWING

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

### DIRECTIONS

From our Wells office, continue along Priory Road. At the junction turn right into Princes Road continue for approx. 150m and at the traffic lights turn left into Tucker Street. The property can be found a little further along on the right hand side.

REF:WELJAT02092025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** Currently registered for Business Rates

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Leasehold – 999 years as of 2025



#### Motorway Links

- M4
- M5



#### Train Links

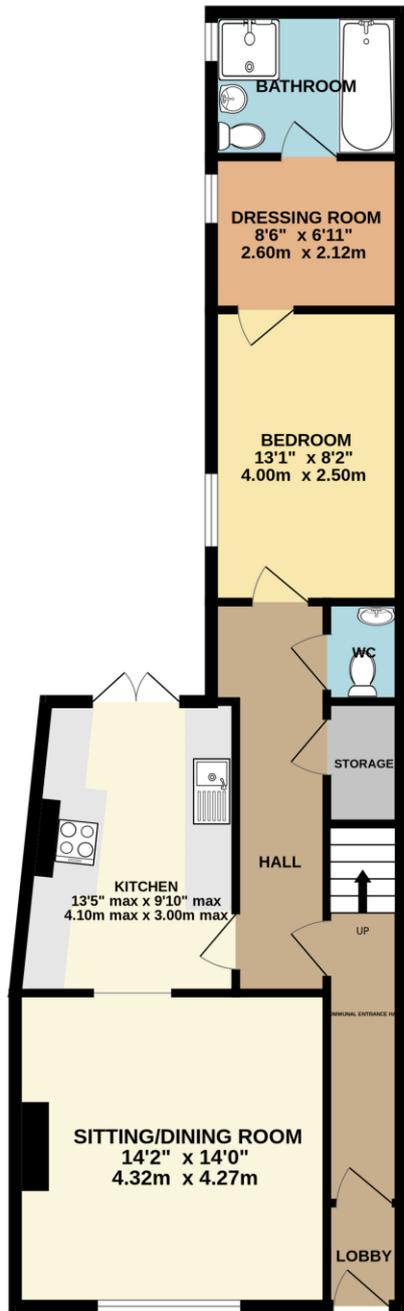
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR FLAT  
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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COOPER  
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