



 1  1  1 EPC D

Guide Price £160,000
Share of Freehold

Flat 4, Priory Mews
Princes Road,
Wells, BA5 2DT

COOPER
AND
TANNER



Flat 4, Priory Mews, Princes Road, Wells, BA5 2DT

 1  1  1 EPC D

Guide Price £160,000 Share of Freehold

DESCRIPTION

A beautifully renovated one bedroom first floor apartment situated within the centre of Wells with the benefit of off-road parking. The property has undergone a complete transformation and is now presented in an immaculate condition throughout, perfect for a first-time purchase, rental property or holiday let if desired.

The building comprises four, one bedroom properties, each having a 25% share of the freehold whilst this apartment also has the additional benefit of half the loft space for fantastic storage. In recent years the kitchen, bathroom, heating, windows, carpets and full decoration has been renewed.

Upon entering the property is an entrance hall with a storage cupboard and door opening into the sunny sitting/dining room which has ample space for both comfortable seating and a small dining table, whilst benefitting from a Westerly aspect. The well-appointed kitchen features an array of fitted units with space for a freestanding cooker, washing machine and fridge with a Velux roof window providing natural light. Accessed from the sitting room is the bedroom, a good sized double room which also has a Westerly view to the front. The bathroom has been beautifully finished with metro tiles and features a bath with shower above, toilet, wash hand basin and light up and mist free mirror on the wall.

OUTSIDE

To the front of the property is an allocated parking space for one car along with space for bins.

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 CHARGES

Service charges £1200 per annum (£100 per month)

VIEWING

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

DIRECTIONS

From our offices in Broad Street, continue into Priory Road. At the junction turn right into Princes Road. Continue for 150m. The entrance to Priory Mews is on the right immediately after the turning to Market Street and before Renaissance Hair and Beauty Salon.

REF:WELJAT24052023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: A

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



Train Links

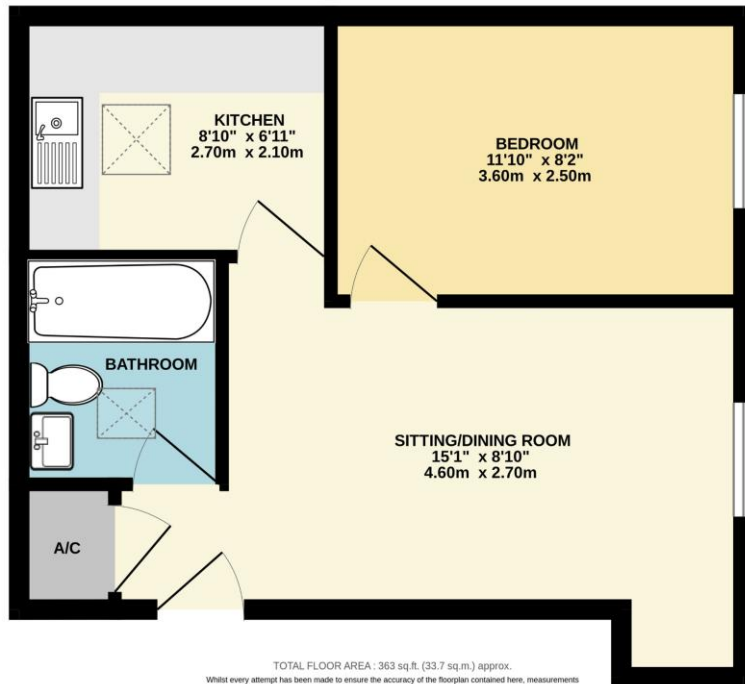
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

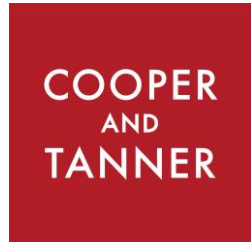
FIRST FLOOR APARTMENT
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 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.
Made with Metropix i2022



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

