



 2  1  1 EPC D

£140,000 Leasehold

5 Homechime House
Priory Road
Wells, BA5 1SH

**COOPER
AND
TANNER**



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DESCRIPTION

A bright and airy two bedroom ground floor apartment, benefiting from a corner location and dual aspect. The apartment is situated within a private development for the over 55s with the benefit of beautifully kept communal gardens, a residents' lounge, laundry room, house manager and various social events to get involved in.

Upon entering the apartment is a spacious entrance hall with three built-in cupboards: one with shelf and hanging rail - ideal for coats and shoes, the second offering a useful storage space with slatted shelves and the third housing the hot water cylinder and water tank. The sitting room is a good size and features wall lights, dual aspect with views of the communal garden to the front and side and a glazed door to the gardens. There is ample space for both comfortable seating and a small dining table and a wooden fireplace with electric fire makes a lovely focal point. An arch leads from the sitting room into the kitchen which has a window to the side overlook the gardens, fitted cabinets and space for a freestanding cooker, undercounter fridge and undercounter freezer.

The first of the bedrooms is a good size double with coved ceiling, wall lights, window to the front and a built-in wardrobe with folding doors. the second bedroom is a smaller double which could also be used as a study or separate dining room and again has a coved ceiling, wall lights, built-in wardrobe and window to the front. The well-appointed shower room features a WC, vanity basin, large walk-in shower with 'Triton' electric shower and heated towel radiator.

OUTSIDE

Residents' parking is situated at the front of the building from Priory Road. The attractive communal gardens are well established, well maintained and can be accessed from the sitting room of the apartment and the residents' lounge. There is also an area to park and charge mobility scooters.

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 and 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 CHARGE

Ground Rent: £274.18 per annum
Service Charge: Currently £5279.84 per annum

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street, continue along Priory Road towards the roundabout. Homechime House can be found on your right hand side.

REF:WELJAT13032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold – 86 years remaining as of 2026



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

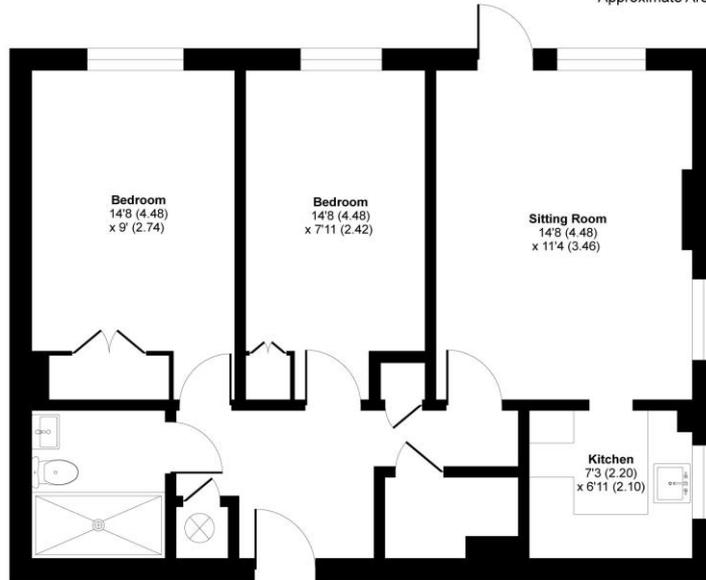


Nearest Schools

- Wells

Priory Road, Wells, BA5

Approximate Area = 638 sq ft / 59.2 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). © richcom 2026. Produced for Cooper and Tanner REF: 1423033



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