



Apartments 2, 5 & 7, 24 Chamberlain Street, Wells, BA5 2PF

£155,000 - £295,000
Share of Freehold

COOPER
AND
TANNER



Apartments 2, 5 & 7

24 Chamberlain Street, Wells, BA5 2PF

Apartment 2 - £295,000 Share of Freehold - AVAILABLE
Apartment 5 - £155,000 Share of Freehold – AVAILABLE
Apartment 7 - £285,000 Share of Freehold - AVAILABLE

A stunning selection of one and two bedroom apartments set within a beautiful, recently renovated and restored Georgian house in the very heart of the centre of Wells - within 200m of the High St, Cathedral and Market Place.

This handsome, Grade II listed house has been divided into separate apartments since 1937. Previously it had been used as both a convent and a school for young ladies. Having now been extensively refurbished and restored to exacting standards, all of the apartments now offer the perfect balance of period features and modern convenience. Flats 1 & 2 are offered with an annual parking permit for a nearby parking space (annual charges will apply).



Apartment 2, 24 Chamberlain Street, Wells, BA5 2PF

£295,000 Share of Freehold

DESCRIPTION

Upon entering via the front door is a generous communal hallway with an area for mail. Stairs lead to the first floor and the front door to Apartment Two. Upon entering the apartment is a hallway leading to all rooms and having a shelved utility cupboard, housing the hot water tank and having space and plumbing for a washing machine. From the hallway is the spacious open plan living room with wood plank floor. This light and spacious room benefits from an abundance of period features including; high ceilings, cornicing, picture rails, mantelpiece and an attractive ceiling rose. A large bay window and a smaller window to the side offer views out over the garden. There is plenty of space for comfortable seating and a large dining table. To one side is the kitchen with a range of cupboards with soft close, Shaker style, doors and drawers, integrated oven and microwave, induction hob, extractor hood and dishwasher, all topped with laminate worktops.

leading off the hall, the principal bedroom with windows to the front, is a good sized double and benefits from an ensuite shower room. The shower room comprises; shower, WC and wash basin and has striking high gloss wood effect tiles. The second bedroom, again a double, also has a front aspect and has triple built-in wardrobes. The family bathroom features a 'P' shaped bath with waterfall shower overhead, a wash basin and WC.

OUTSIDE

From the communal half landing, a glazed door leads to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond. The garden for Apartment Two can be found along the path on the right hand side and is laid to lawn with a newly planted hedge on the perimeter. The vendors have secured a permit parking space close to the property - which will be made available to the purchaser with an annual charge (the vendors are currently paying £984 per annum for this space).





Apartment 5, 24 Chamberlain Street, Wells, BA5 2PF

£155,000 Share of Freehold

DESCRIPTION

Upon entering via the front door is a generous communal hallway with an area for mail. Stairs lead up to the second floor and the front door of Apartment Five. Upon entering the apartment is a hallway leading to all rooms. From the hallway is the spacious open plan living room with wood plank floor. This spacious room benefits a window to the front, exposed beams, a large roof window and a loft hatch giving access to additional loft storage. There is ample space for comfortable seating and a dining table. In one corner is the kitchen with a range of high gloss, wood effect cupboards with soft close doors and drawers, integrated oven, induction hob, extractor hood along with space for white goods and topped with laminate worktops an alcove, with wall cupboard is a lovely additional feature.

Leading off the hall, the bedroom with a window to the front, is a good sized double and benefits from an ensuite shower room. The tiled shower room comprises; shower, WC and wash basin.

OUTSIDE

From the communal half landing, a glazed door leads to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond. The garden for Apartment Five can be found along the path on the left hand side and is laid to lawn with a newly planted hedge on the perimeter.

Apartment 7, 24 Chamberlain Street, Wells, BA5 2PF

£285,000 Share of Freehold

DESCRIPTION

Upon entering via the front door is a generous communal hallway with an area for mail. Leading directly off the hall is an inner lobby and the front door to Apartment Seven. Upon entering the apartment is a hallway with well-appointed downstairs cloakroom comprising hidden cistern WC and wash basin. From the hallway is the spacious open plan sitting/dining/kitchen with attractive wood floor laid in a herringbone design. This light and spacious room benefits from high ceilings and three windows to the front, bathing the room in natural light. There is plenty of space for both a dining table and comfortable furniture whilst the beautifully designed 'U' shaped kitchen sits neatly to the rear of the space. Benefiting from a range of stylish white gloss cupboards, the kitchen also features deep pan drawers, quartz worktops, an inset sink and integrated appliances including, fridge freezer, slimline dishwasher, Zanussi oven, microwave and induction hob. A full height larder unit, with hinged wire racks, provides plenty of storage whilst undercounter lighting illuminates the worktops and also provides a pleasant ambient glow.

From the hall stairs lead up to the first floor. Accessed from the stairs are two large cupboards, one a generous storage space and the other housing the pressurized hot water cylinder for the property. The principal bedroom is a good size double with a sash window to the front, with built-in window seat with hinged storage space, along with an ensuite shower room. The shower room comprises; shower enclosure with waterfall shower, hidden cistern WC, vanity wash basin and modern towel radiator. The second bedroom, again a double, also has a front aspect with The family bathroom features a 'P' shaped bath with marble effect tiles, waterfall shower overhead, a vanity wash basin, hidden cistern WC and modern towel radiator.

OUTSIDE

From the communal half landing, a glazed door leads to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond. The garden for Apartment seven can be found along the path on the right hand side and is laid to lawn with a newly planted hedge on the perimeter. The vendors have secured a permit parking space close to the property - which will be made available to the purchaser (the vendor is currently paying £984 per annum for this space)



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.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

BY CAR - Please note there is no parking at the property. The nearest car parks are Union Street (BA5 2PU) and Waitrose Car park in Whiting Way (BA5 2PJ).

ON FOOT - From the Wells Office in Broad Street, turn right and continue to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street. As you reach the end of Union Street, into Chamberlain Street the property is directly in front of you.

SERVICE CHARGE

£378 per flat per annum (£31.50 per month) – this covers the maintenance and cleaning of communal areas, buildings insurance, window cleaning and the maintenance and upkeep of the central boiler.

AGENT'S NOTE

Please note that the lease stipulates that although the property can be let out on an assured short hold lease (or similar), it is not possible to rent out the apartment as a holiday let.

REF:WELJAT02052023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: To be advised

Heating: Gas central heating (central boiler with individual 'flow and return' meters to each property)

Services: Mains drainage, gas & electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

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

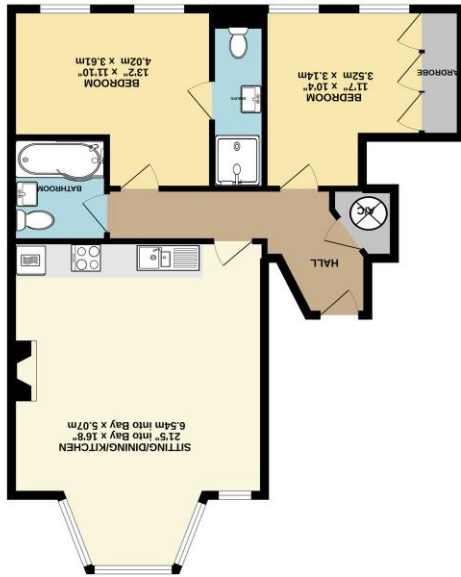
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 AND
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, 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.

APARTMENT TWO

Wells and Mesage (C22)
 The total area and dimensions are approximate and do not constitute a contract. The purchaser should verify the accuracy of the measurements by inspection or otherwise. The purchaser should also verify the accuracy of the measurements by inspection or otherwise. The purchaser should also verify the accuracy of the measurements by inspection or otherwise. The purchaser should also verify the accuracy of the measurements by inspection or otherwise.



FIRST FLOOR APARTMENT
 751 sq. ft. (69.8 sq.m.) approx.

APARTMENT FIVE

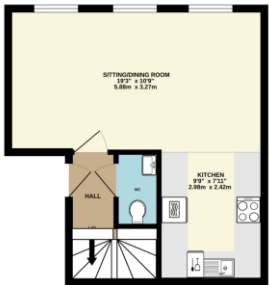
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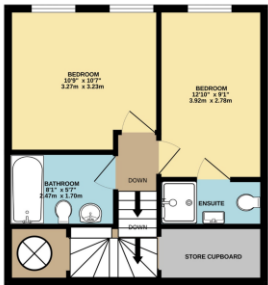
SECOND FLOOR APARTMENT
 361 sq. ft. (33.6 sq.m.) approx.

APARTMENT SEVEN

GROUND FLOOR
 351 sq. ft. (32.6 sq.m.) approx.



1ST FLOOR
 396 sq. ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq. ft. (69.4 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor area and dimensions, the purchaser should verify the accuracy of the measurements by inspection or otherwise. The purchaser should also verify the accuracy of the measurements by inspection or otherwise. The purchaser should also verify the accuracy of the measurements by inspection or otherwise. The purchaser should also verify the accuracy of the measurements by inspection or otherwise.