



 1  1  1 EPC E

£125,000 Leasehold

16 King Alfred's Courtyard
Union Street
Wells, BA5 2RL

**COOPER
AND
TANNER**



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DESCRIPTION

Nestled discreetly behind the High street, and benefiting from direct access to the High Street, Priest Row and Union Street is King Alfred's Courtyard. A development of eighteen luxury homes and apartments for the over 55s. Built around a central courtyard, this well-maintained gated community benefits from a house manager, lifts, guest suite (pre-bookable) and residents' lounge. All communal areas are well maintained and comfortably furnished.

Number sixteen is a one bedroom house over two floors presented in good condition throughout with it being newly decorated, new carpets and offered with no onward chain. The property benefits from a 24 hour call system, video door entry system and comprises; an entrance hall with w/c. The sitting/dining room has an alcove, perfect for an electric fire whilst benefitting from views to the courtyard gardens. The kitchen comprises a range of fitted units, electric oven, electric hob, built-in washing machine and integrated fridge/freezer.

Stairs rise to the first floor with a double bedroom with fitted storage and the bathroom featuring a bath with shower above, toilet, wash basin and heated towel rail.

OUTSIDE

There are attractive and well-maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the garden. A small residents car park is on-site and is accessed via electric gates. Spaces are subject to availability.

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, 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 CHARGES

Service Charge: (to be advised) per annum
The service charge includes, buildings insurance, grounds maintenance, external property maintenance, cleaning and maintenance of communal areas and house manager (Monday-Friday).

Ground rent is £350 per annum.

VIEWING

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

DIRECTIONS

On foot from the Wells office turn right into Queen Street at the end of the road turn left on to the High Street and take the first left into Priest Row. One of the entrances to King Alfred's Courtyard can be found on the right hand side.

For viewing purposes, please meet our representative from Cooper & Tanner at the Priest Row entrance.

REF:WELJAT17032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water & electricity

Tenure: Leasehold (101 years remaining as of 2026)



Motorway Links

- M4
- M5



Train Links

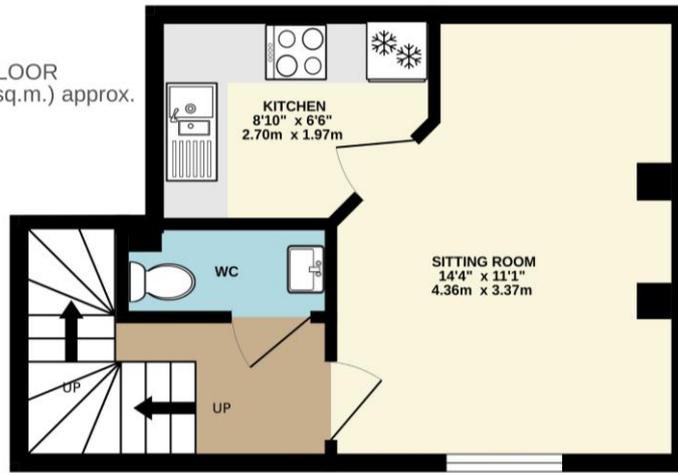
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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