



 1  1  1 EPC C

£124,500 Leasehold

20 Welsh Court
Wells
BA5 2GD

COOPER
AND
TANNER



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DESCRIPTION

A spacious one bedroom apartment, the property would make for a fantastic investment or first-time purchase. Situated on the first floor, the property has lovely views over the communal grounds and tree to the front.

A shared entrance provides access to the first floor landing which features a locked storage cupboard. Upon entering the property is a spacious entrance hall with storage cupboards. The kitchen comprises a range of units, space for a freestanding electric cooker and hob, space for a fridge/freezer along with plumbing for a washing machine. The kitchen has a lovely aspect over gardens and has space for a small dining table. The sitting/dining room is a spacious room with a westerly aspect and ample space for comfy furniture.

The bedroom is a generously sized double, again looking out over the communal grounds. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

Communal parking can be found at the front of the building along with an area of maintained grounds and trees.

To the rear of Welsh Court is a communal area for drying/storage which is paved and enclosed with fencing and shared with the three other properties in the building.

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, 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

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

DIRECTIONS

Proceed out of Wells on the A371 signposted Cheddar onto Portway. Take the second right into Charter Way. Proceed along Charter Way and take the third turning on the left into Welsh Court. The property can be found on the right. For the purposes of viewing a representative from Cooper and Tanner will meet you at the main entrance to the building.

SERVICE CHARGE

Service charge: Approx £963.10 per annum
Ground rent: £10 per annum

REF:WELJAT01092025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Leasehold (105 years remaining – as of 2025)



Motorway Links

- M4
- M5



Train Links

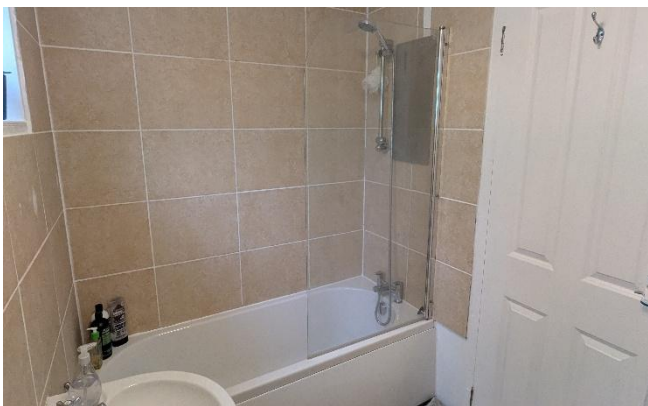
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

FIRST FLOOR APARTMENT



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

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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.

