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 EPC N/R

£295,000  
 Share of Freehold

Flat 2, 24 Chamberlain Street  
 Wells  
 BA5 2PF

COOPER  
 AND  
 TANNER



# Flat 2, 24 Chamberlain Street, Wells BA5 2PF

 2  1  2 EPC Not Required (Listed Building)

## £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 space for a 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).

### 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 CHARGE

Currently £31.50 per month to cover cleaning of communal areas, buildings insurance, window cleaning and maintenance of 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.

### VIEWING

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.

REF:WELJAT19022025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** A

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Share of Freehold



#### Motorway Links

- M4
- M5



#### Train Links

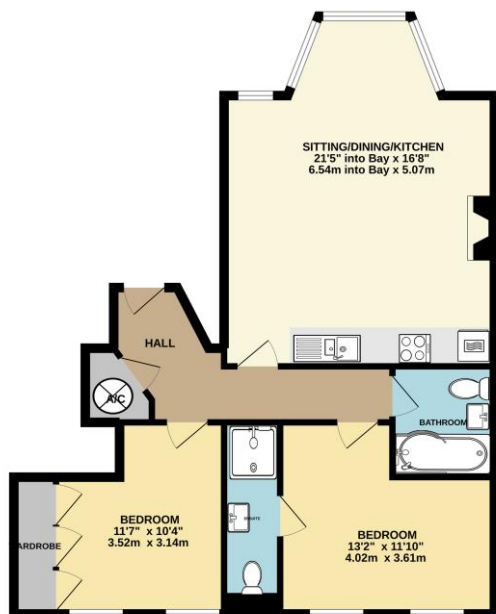
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

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



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
House with Mortgage (2007)



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