



 3  2  2 EPC D

£395,000 Share of Freehold

7 Carlton Mews
Wells
BA5 1SG

COOPER
AND
TANNER



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DESCRIPTION

A delightful three bedroom townhouse set within the heart of the city centre with garage, parking, garden and beautiful views. The property offers the potential to update and mark your own stamp, if desired. The house is situated within a quiet residential area, a short stroll from the Market Place, High Street and the Bishops Palace.

Upon entering the house is a spacious and welcoming hall with downstairs w/c with basin along with access into the integral garage, perfect for a car or additional storage. At the rear of the property is an open plan kitchen/dining room, a light and airy room which has the benefit of a bay window and french doors opening out to the gardens and views of the recreation ground. The kitchen comprises a range of wall and base units, double electric oven, fridge/freezer, space for a dishwasher and ample space for a dining table and chairs.

Stairs rise to the first floor which features a large south-west facing sitting room with a gas fire as the focal point and bay window looking over trees to the recreation ground. The sitting room is open to the study which could equally be used as an additional bedroom if desired. This room has the benefit of french doors leading out to a terrace, a wonderful space for looking towards the park and the band stand.

The second floor features two double bedrooms, both of which having built in wardrobes and one of which has the benefit of an ensuite shower and wash hand basin. The third bedroom is a good-sized single which could equally be modified to create a large main bedroom or dressing room if desired. The bathroom comprises a bath, toilet, wash hand basin and heated towel rail.

OUTSIDE

The garden is at the rear of the property and accessed via the French doors in the kitchen/dining room. It was designed to be low maintenance, predominantly paved with space for pot plants and outside furniture. The south-west facing garden is fully enclosed

with railings and has a wonderful view overlooking the recreation ground.

SERVICE CHARGE

Service Charge - £180 per annum to cover communal grounds and services
Ground Rent - £5 per annum.

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 school.

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

From the Wells Office, turn immediately left into St. Johns Street. Continue to the end of the road and turn left into South Street. Follow the road to the very end and turn right into parking area for Carlton Court. The property can be found on your left.

REF:WELJAT21112022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple meads

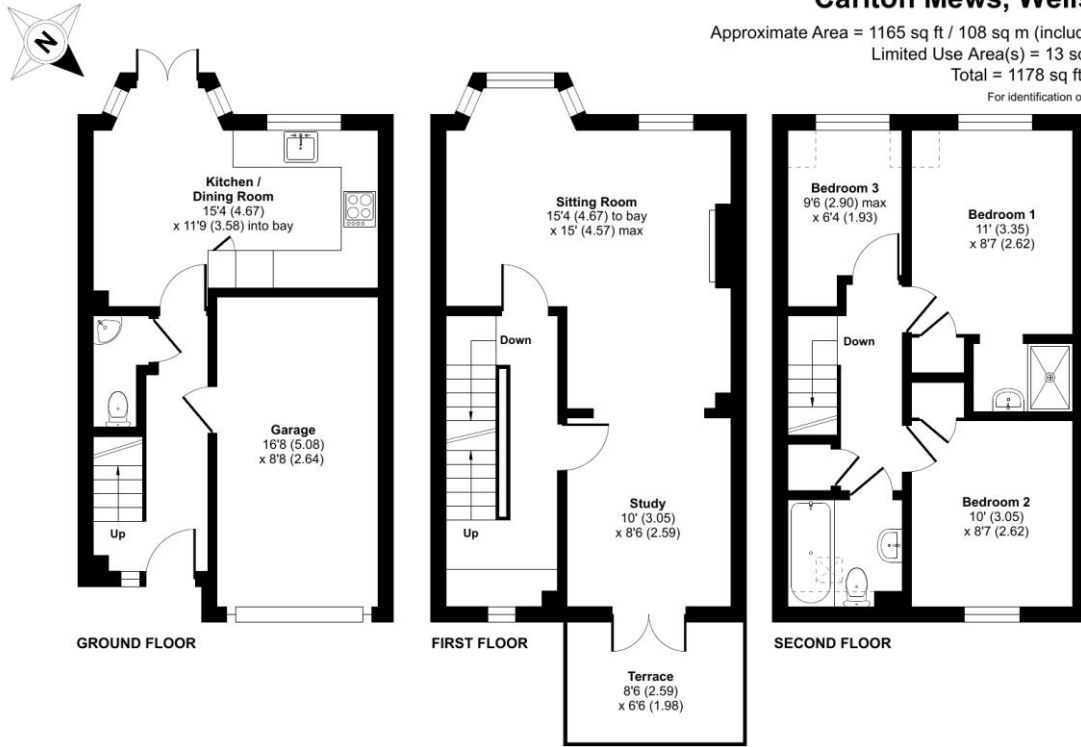


Nearest Schools

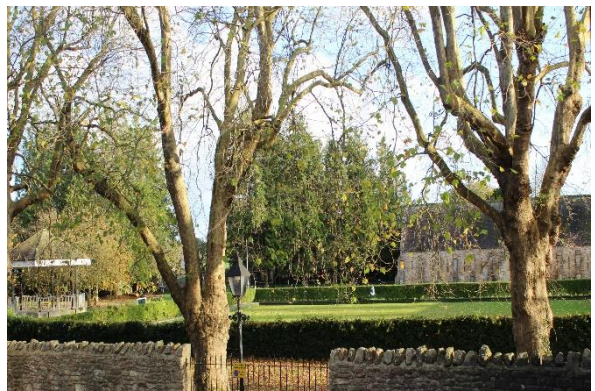
- Wells

Carlton Mews, Wells, BA5

Approximate Area = 1165 sq ft / 108 sq m (includes garage)
 Limited Use Area(s) = 13 sq ft / 1 sq m
 Total = 1178 sq ft / 109 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Cooper and Tanner. REF: 922449



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