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£135,000 Leasehold

34 Mondyes Court
Milton Lane
Wells, BA5 2QX

COOPER
AND
TANNER

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DESCRIPTION
Set within the ever-popular Mondyes Court sits this particularly spacious and beautifully presented one bedroom second floor retirement apartment. The property has been recently re-decorated and re-carpeted throughout and benefits from a large sitting/dining room with Juliet balcony, kitchen with integrated appliances, well-appointed shower room and spacious double bedroom with built-in wardrobes. Offered with NO ONWARD CHAIN.

The accommodation comprises an entrance hall with a built-in cupboard with space for coats and shoes along with a large, shelved store cupboard, housing the hot water cylinder and offering plenty of storage space. The spacious sitting/dining room is a light and airy room with glazed door opening to a Juliet balcony and views over treetops to the neighbouring playing fields. There is space for both comfortable seating and a dining table to seat two to four people and a fireplace with electric fire in situ makes for an attractive focal point. From the sitting room, double doors open into the kitchen which features a range of wall and base units, an eye level oven, electric hob along with undercounter fridge and freezer. The kitchen sink is positioned in front of the window again with views of trees and school playing fields.

The bedroom is a generous double with fitted wardrobes and plenty of space for additional bedroom furniture. The shower room is fully tiled with honey coloured travertine style tiles and comprises; a large walk-in shower enclosure, vanity wash basin, toilet and heated towel rail.

Mondyes Court has the advantage of an active communal residents' lounge, laundry room, house manager and fully furnished and equipped pre-bookable guest apartment. The property benefits from 'Tunstall' pull cord emergency response system for added piece of mind.

OUTSIDE
Electric gates lead into Mondyes Court where there is residents' parking (subject to availability). There are attractive well-tended gardens throughout the development with benches and seating provided, along with an attractive wooden pergola with seating area beneath. Residents also benefit from a store room and a covered area for the storage and charging of mobility scooters.

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.

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: Currently £3311.40 per annum
Ground rent: £495.00 per annum

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

DIRECTIONS
From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights, go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane and first left into Mondyes Court.

REF:WELJAT281024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold (107 years remaining) as of 2024

🛣 **Motorway Links**
- M4
- M5

🚆 **Train Links**
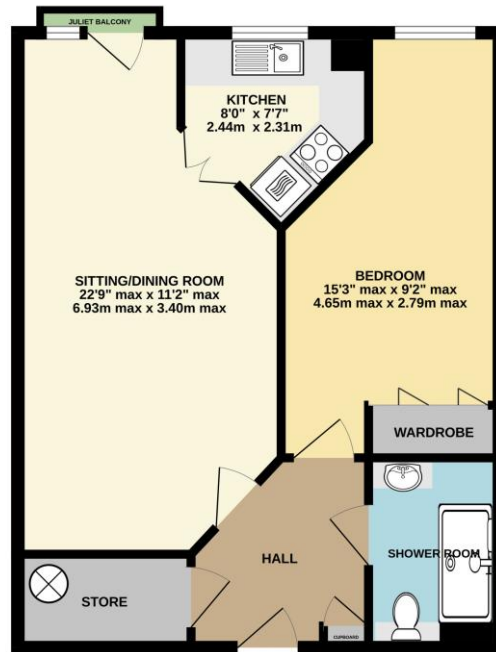- Castle Cary
- Bath Spa
- Bristol Temple Meads

🎓 **Nearest Schools**
- Wells

SECOND FLOOR APARTMENT

JULIET BALCONY

KITCHEN
8'0" x 7'7"
2.44m x 2.31m

SITTING/DINING ROOM
22'9" max x 11'2" max
6.93m max x 3.40m max

BEDROOM
15'3" max x 9'2" max
4.65m max x 2.79m max

WARDROBE

HALL

STORE

SHOWER ROOM

CUPBOARD

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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