



 1  1  1 EPC D

£115,000 Leasehold

34 Homechime House
Priory Road
Wells, BA5 1SH

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious and beautifully presented first floor apartment situated within a private development for the over 55s, within close proximity of the city centre. The property has the benefit of beautifully kept communal gardens, a residents' lounge, laundry room, house manager and various social events to get involved in.

Upon entering the property is a good-sized hallway with a large cupboard, ideal for 'day to day' storage. The sitting/dining room is a generous size with a large window, letting in plenty of natural light, giving the room a nice, homely feel. An open arched doorway leads into the kitchen, which comprises a range of white shaker style units, an integral electric oven and hob, along with an integrated undercounter fridge. The double bedroom is again a good size and features a fitted wardrobe with ample space for a double bed and bedroom furniture. The shower room is fitted with a walk-in shower, WC, vanity wash basin and is fitted throughout with grey marble effect waterproof panels.

OUTSIDE

Residents' parking is situated at the front of the building from Priory Road. The attractive communal gardens are well established, well maintained and can be accessed from the residents' lounge. There is also an area to park and charge 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 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 CHARGE

Ground Rent: £438.68 per annum
Service Charge: Currently £2660.56 per annum

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street, continue along Priory Road towards the roundabout. Homechime House can be found on your right hand side.

REF:WELJAT18032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold – 86 years remaining as of 2026



Motorway Links

- M4
- M5



Train Links

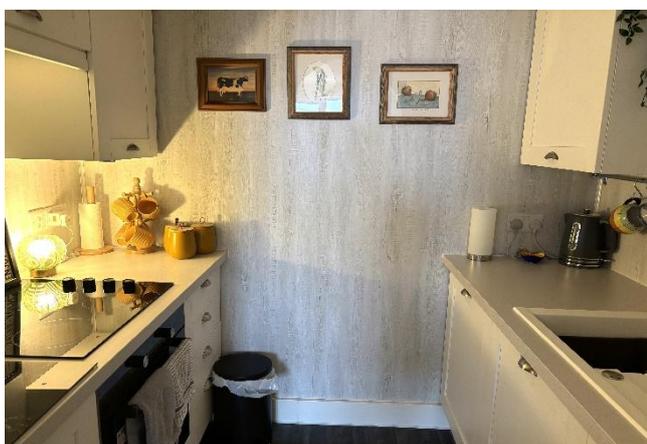
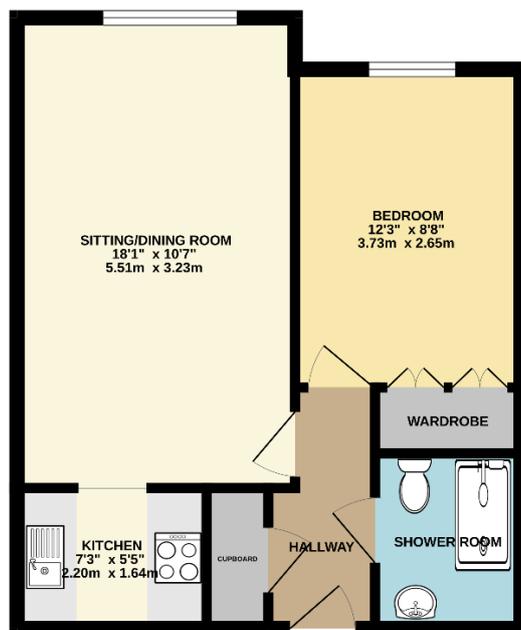
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

FIRST FLOOR APARTMENT
434 sq.ft. (40.4 sq.m.) approx.



WELLS OFFICE
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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.

