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£219,950 Leasehold

30 Mondyes Court  
Milton Lane  
Wells, BA5 2QX

COOPER  
AND  
TANNER





# 30 Mondyes Court Milton Lane Wells, BA5 2QX

 2  1  1 EPC B

## £219,950 Leasehold

### DESCRIPTION

Set within the ever-popular Mondyes Court sits this particularly spacious and well-presented two bedroom first floor retirement apartment. The property benefits from 'Tunstall' pull cord emergency response system for added piece of mind and is offered with NO ONWARD CHAIN.

The accommodation comprises an entrance hall with a cupboard suitable for coats and shoes along with a large airing cupboard with additional storage space. The spacious sitting/dining room is a light and airy room with east facing aspect. Double doors open from the sitting room into the kitchen which features a range of wall and base units, an eye level oven, electric hob, fridge and freezer. The kitchen sink is positioned in front of the window with views over the gardens and main entrance.

The first of the bedrooms, a generous double, has fitted wardrobes and views to the front. The second bedroom a smaller double also has a front aspect. The bathroom features a bath with shower above, wash hand basin, toilet and heated towel rail - there is permission in place to replace the bath with a walk-in shower, if desired.

Mondyes Court has the advantage of an active communal residents' lounge, laundry room, house manager and fully furnished and equipped pre-bookable guest apartment.

### 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 storeroom and a covered area for the storage and charging of mobility scooters.

### 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.

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 charges: £4010.00 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:WELJAT28022023

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Electric storage heaters

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

**Tenure:** Leasehold (107 years remaining as of 2024)



#### Motorway Links

- M4
- M5



#### Train Links

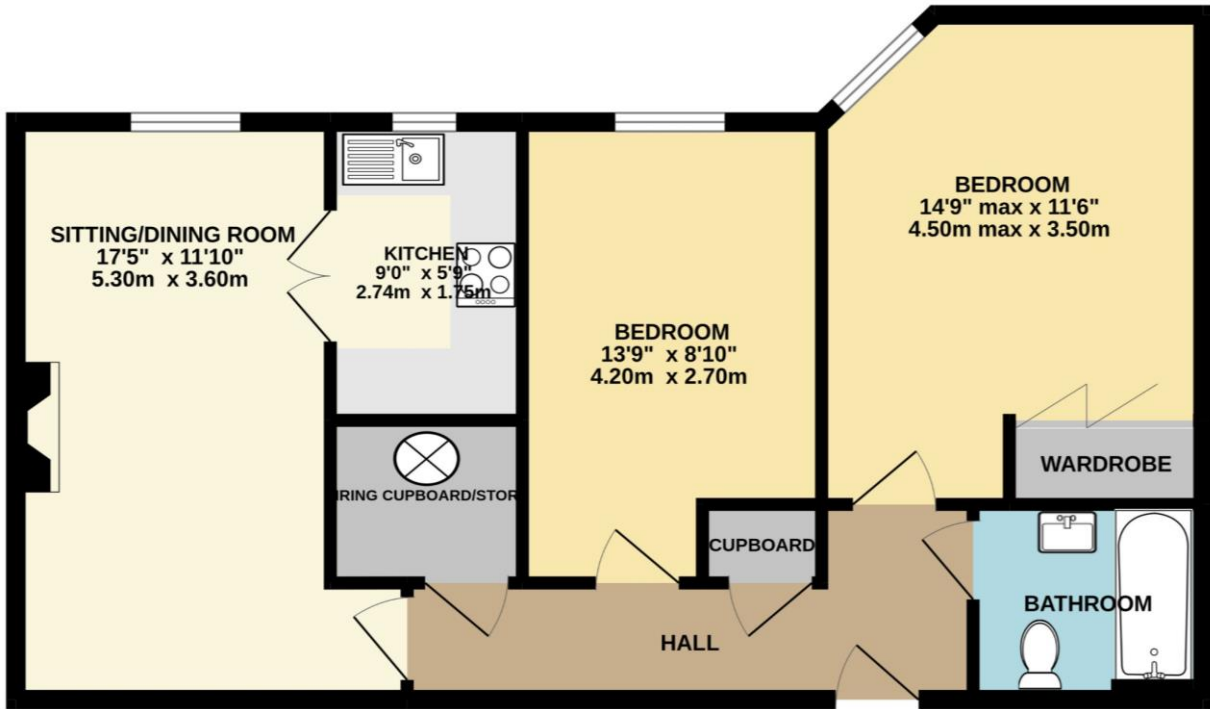
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

FIRST FLOOR APARTMENT  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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