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£350,000 Leasehold
with Share of Freehold

9 Bishops Mews,
Mill Street,
Wells, BA5 2DU

COOPER
AND
TANNER



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£350,000 - Leasehold with Share of Freehold

DESCRIPTION

Built in 2012 and tucked away in a quiet mews, just off the High Street is this beautifully presented, three bedroom, mews house with views of both St. Cuthbert's Church and Wells Cathedral. The property also benefits from no onward chain and a covered parking space and no onward chain, a real bonus in the heart of the city.

Upon entering the property is a hallway with a utility cupboard with plumbing for a washing machine and understairs cupboard offering plenty of storage. The downstairs cloakroom, also accessed from the hall, comprises a WC and wash hand basin. The kitchen is fitted with a good range of wall and base units along with a stylish granite worktop and integrated appliances including an integrated oven, electric hob, dishwasher and fridge/freezer. The sitting/dining room is open plan to the kitchen with a bay window to the front and ample space for comfy seating and a table for two to four people.

Stairs lead up to the first floor where there two double bedrooms and the family bathroom. The first bedroom has fitted storage and is currently used as a further reception room with a pull-out sofa bed for guest. The second double bedroom is presently used as an office but makes for a perfect double bedroom with fitted storage. The family bathroom comprises bath with shower over, WC and wash hand basin.

Stairs rise to the second floor and to the spacious, dual aspect principle double bedroom. This room benefits from a built-in wardrobe along with an ensuite shower room with walk in shower, toilet, wash hand basin and heated towel rail.

OUTSIDE

To the front of the property is a covered parking space and nearby, is a communal recycling area and bin store for residents' use.

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 including the wonderful Wells Cathedral 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

MANAGEMENT CHARGES

The property is Leasehold and all the owners within the development have a share of the Freehold. The Management Company is owned and run by the owners and they set their own charges based on the previous year's accounts. The charges are as follows:

Ground Rent: £100 per annum
Service Charge: £420 per annum
Contribution to Sinking Fund: £600 per annum

VIEWING

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

DIRECTIONS

By car: From our offices in Broad Street, Wells take the first left into St. John's Street. At the end of the road turn left into South Street, continue for 150m and take the first left into Mill Lane. Bishops Mews can be found on the right-hand side after 100m.

On foot: From our offices in Broad Street turn right and walk towards the High Street. Take the first right into Mill Lane. Bishops Mews can be found on the left-hand side after 100m.

REF:WELJAT04022025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Leasehold – 986 remaining (as of 2025)
with Share of Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



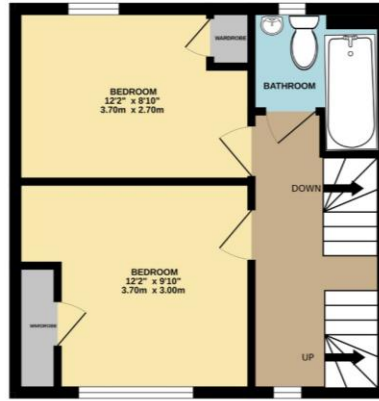
Nearest Schools

- Wells

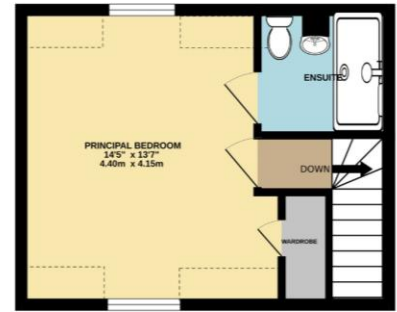
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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AND
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