



 1  1  1 EPC D

Offers in Excess of £160,000
Share of Freehold

Flat 7, St. Cuthbert's Lodge
40 Chamberlain Street
Wells, BA5 2PJ

**COOPER
AND
TANNER**



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DESCRIPTION

A light, spacious and beautifully renovated Grade II* Listed one bedroom apartment within the city centre with parking and no onward chain.

Upon entering the building is a grand entrance hall with a sweeping staircase to the first floor. Once inside the apartment is a bright entrance hall with Velux window and space for coats and shoes, along with a store cupboard - ideal for 'day to day' storage. From the hall is the open plan kitchen, dining, living space with a large tripe window and an additional Velux window bathing the room in natural light. The sitting area is carpeted with plenty of space for both comfortable seating along with space for a dining table or study area if desired. The kitchen, with Karndean LVT flooring, is beautifully presented with sleek, modern white high gloss units, integrated electric oven and hob, stainless steel inset sink and space for both a washing machine and freestanding fridge freezer. The units are topped with stylish worktops with a black textured finish and a black metro tiled splashback adds to the monochrome design. A peninsula unit naturally divides the kitchen from the living area and provides further storage and a breakfast bar with space to seat three to four people. Within the kitchen is a built-in cupboard with space for a tumble dryer and shelves for further storage. Adjacent to the kitchen is the shower room, again with Karndean LVT flooring and comprising; large corner shower enclosure with waterfall shower, wc and wash basin. A low level cupboard houses the combi-boiler. The bedroom is a good size double and benefits from a built-in wardrobe with shelf and hanging space along with both a window and roof window with side aspect. From the bedroom is a hatch (above the door) giving access to a useful attic storage area.

OUTSIDE

To the side of the main building is an allocated parking space.

AGENTS NOTE - The property can be let out on a standard assured shorthold tenancy but not to be run as a holiday let. There is a no pet rule at St Cuthbert Lodge.

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.

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. There is a regular, half hourly, direct bus service from Wells to Bristol, along with direct services to Bath, Yeovil and Taunton.

CHARGES

Management Charge – currently £344 per annum

Service Charge - currently £200 per annum

Contribution to maintenance fund - £500 per annum

There is no ground rent payable

PLEASE NOTE: The buildings insurance is organised by the management company but payable separately - currently £247.58 per annum.

VIEWING

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

DIRECTIONS

From the Wells office turn immediately right into Queen Street and at the end of the road turn left (High St) and then right into Priest Row. At the end of Priest Row (left turning only) turn left. At the mini roundabout go all the way round until you are back on the upper part of Chamberlain Street (with the job centre on your left) continue for approx 20m and turn left just before St. Cuthberts Lodge to the parking area.

REF:WELJAT16102023

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Leasehold with Share of Freehold
960 years remaining (as of 2023)



Motorway Links

- M4
- M5



Train Links

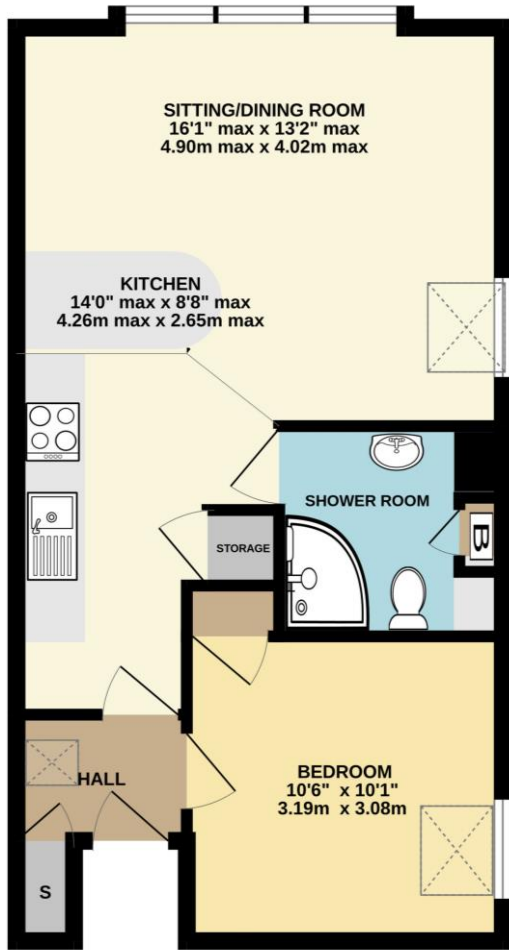
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells (Primary and Secondary)

FIRST FLOOR APARTMENT
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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View from sitting room window



Communal entrance hall

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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.

