



 1  1  1 EPC C

£110,000 Leasehold

45 Homechime House
Priory Road
Wells, BA5 1SH

**COOPER
AND
TANNER**



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DESCRIPTION

A delightful one bedroom second floor retirement apartment with southerly views over the gardens. The property is presented in good decorative order throughout and is offered with no onward chain.

Upon entering the property is an entrance hall with space for shoes and coats leading into the sitting/dining room with a storage cupboard and views over the attractive communal gardens. From the sitting room is the kitchen which comprises a range of wall and base units, space and electric points for both an oven and undercounter fridge/freezer along with a sink and drainer unit. The property has one notably spacious and light double bedroom with fitted wardrobes and garden views. The shower room comprises a walk-in shower, toilet and wash hand basin with storage.

Homechime House has the advantage of an active communal residents' lounge with organised events and a lending library, a laundry room, full time house manager, fully furnished and equipped guest apartment. There is lift access to all floors.

The apartment also benefits from a 'Tunstall' emergency response system for added piece of mind.

OUTSIDE

Ample 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, 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: £3845.82 per annum (£73.96 per week)
Ground rent: £493.52 per annum

VIEWING

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

DIRECTIONS

From the Wells offices of Cooper and Tanner continue along Priory Road towards the roundabout. The property can be found on your right hand side.

REF:WELJAT22012024

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: A

Heating: Newly fitted electric heating system

Services: Mains drainage, water and electricity

Tenure: Leasehold – 88 years remaining as of 2024



Motorway Links

- M4
- M5



Train Links

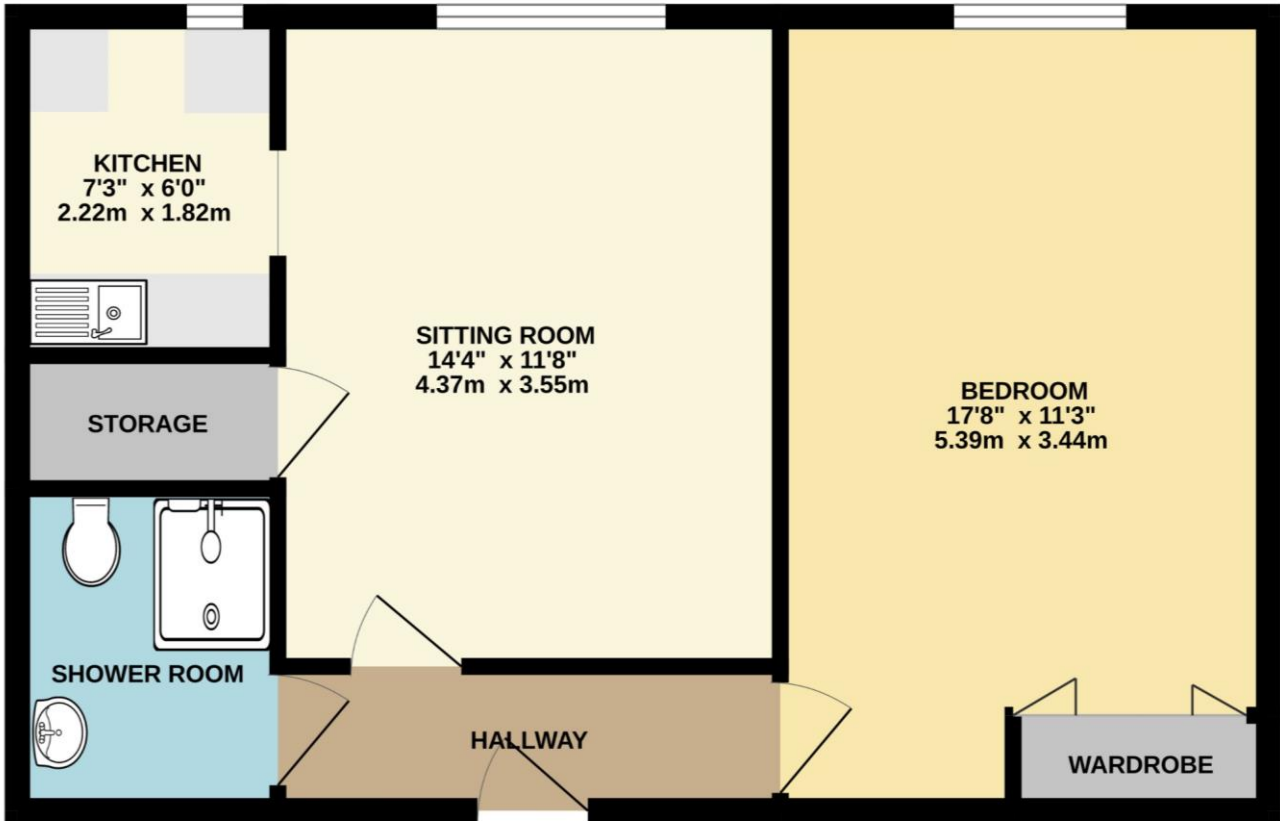
- Castle Cary
- Bath Spa
- Bristol Temple Meads



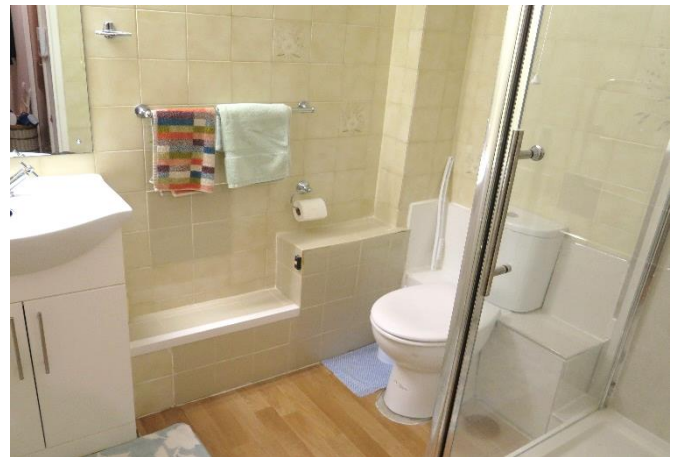
Nearest Schools

- Wells

SECOND FLOOR APARTMENT



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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