

Flat 3, 74 St. Thomas Street

Wells, BA5 2UZ

COOPER
AND
TANNER



Offers Over £147,000 Leasehold

A fantastic opportunity to acquire a first floor, one bedroom flat on the ever-popular St Thomas Street. The flat has been recently improved with new flooring and decoration throughout, new bathroom, new pressure-controlled water heater, new consumer unit, some re-plastering and built-in furniture with storage. The flat would make a fantastic first time purchase or investment for long term let (no holiday lets permitted).

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DESCRIPTION

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A communal entrance hall, shared with one other flat, leads from St Thomas Street to the first floor landing. Upon entering the property is the newly decorated open plan sitting/dining room with a kitchen to one side. The sitting room has a sash window the front with window seat beneath offering useful storage and room for comfortable seating. The kitchen, which would benefit from updating, currently comprises a range of units, sink, electric cooker and additional storage cupboard beneath the stairs. The second floor features a double bedroom with sash window to the front and a large built-in over-stairs cupboard. The bathroom, which has recently been updated is beautifully presented and comprises; 'P' shaped bath with glazed screen and overhead shower, hidden cistern WC and vanity basin.

OUTSIDE

Situated on St Thomas Street which has no parking restrictions allowing for on street parking within close proximity, along with it being only a short walk into the city centre.

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.

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.

TENURE

Leasehold

143 years remaining (As of 2025)

SERVICE CHARGE

'Modest charge' on an 'as and when' basis.

GROUND RENT

Peppercorn ground rent

HEATING

Electric storage heaters

SERVICES

Mains drainage, water and electricity are all connected.

LOCAL AUTHORITY

Somerset Council

COUNCIL TAX

Band 'A'

EPC RATING

Rating 'D'

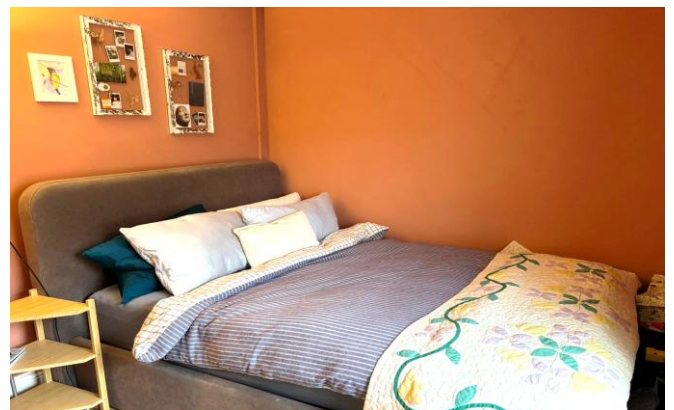
VIEWING

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

DIRECTIONS

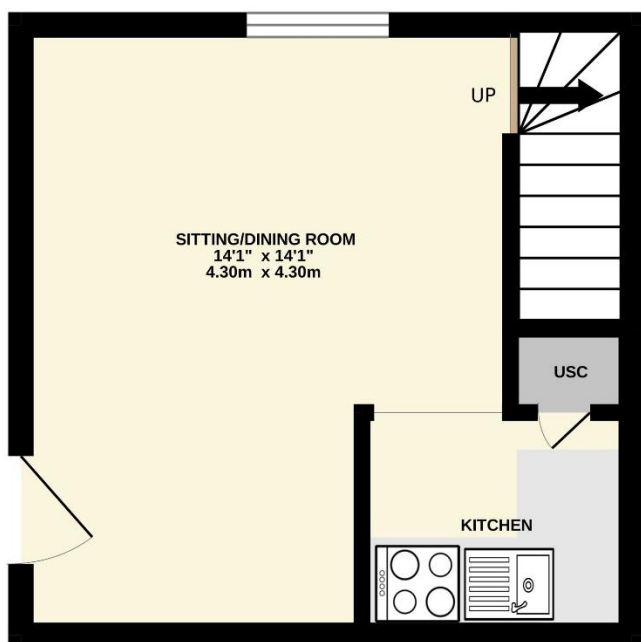
Leaving Wells city centre head towards Bath via the Liberty and then into St Thomas Street (B3139). Once in St. Thomas Street, number 74 can be found on the right hand side.

REF:WELJAT04082025

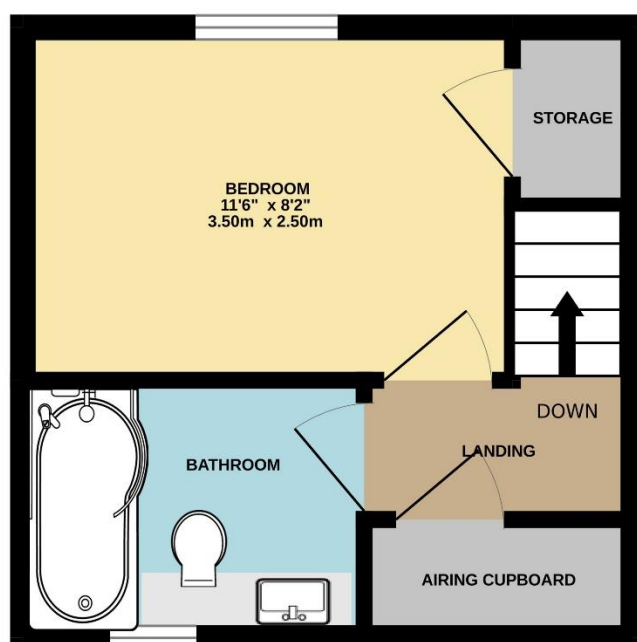




FIRST FLOOR
199 sq.ft. (18.5 sq.m.) approx.



SECOND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 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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