

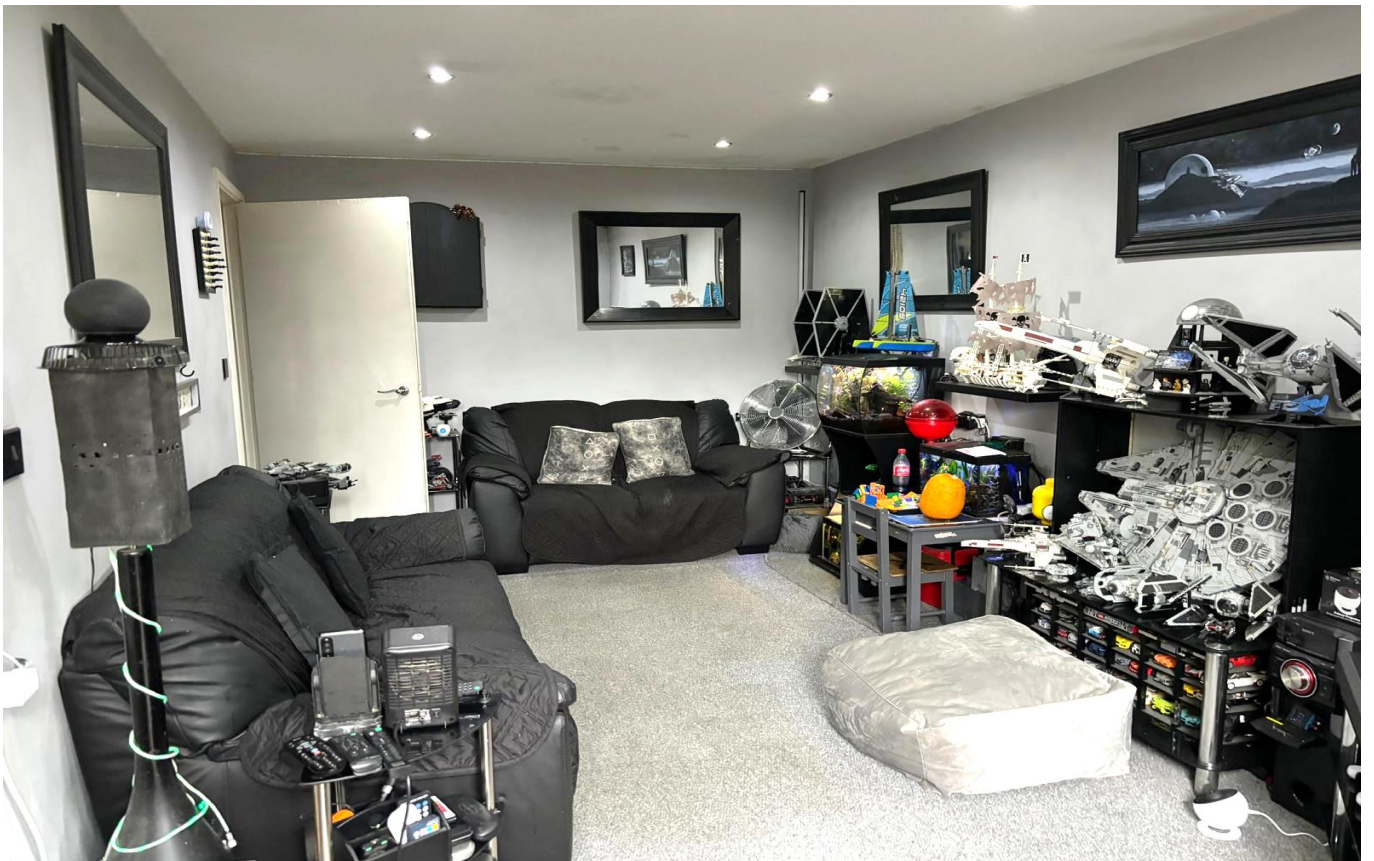


🛏️ 1 🛋️ 1 🚿 1 EPC B

£142,950 Leasehold

7 Alfred Court,  
Gate Lane,  
Wells, BA5 1DJ





# 7 Alfred Court, Gate Lane, Wells, BA5 1DJ

 1  1  1 EPC B

## £142,950 Leasehold

### DESCRIPTION

Tucked away on a quiet lane is this purpose-built development of apartments. Number 7 is a spacious, one bedroom ground floor apartment just a short walk from the centre of Wells.

The property comprises a generous entrance hall with space for coats and shoes, store cupboard and an alcove with space for a tumble dryer or a study area. The sitting/dining room is a good size and has a glazed door, with glazed side panel, leading out to the courtyard garden. The kitchen is open to the sitting/dining room and comprises a range of light wood effect units with an integrated fridge, freezer, electric oven, gas hob, window to the courtyard garden and space for a washing machine. The bathroom comprises; a WC, vanity basin and bath with overhead shower and has travertine style honey coloured tiling throughout. Leading off the hall is a double bedroom with large window looking out to the front. Within the room is plenty of space for a double bed and additional bedroom furniture.

### OUTSIDE

Accessed from the sitting/dining room is an enclosed, low maintenance, courtyard garden. Outside of the door is a paved area surrounded by slate chippings, making the perfect spot for a small bistro table and chairs, along with garden pots. To one side is a timber shed, ideal for extra storage.

An allocated parking space comes with the property.

### 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.

### SERVICE CHARGES

Service Charge – £1556.00 per annum  
Ground Rent - £250 per annum

### VIEWING

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

### DIRECTIONS

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the East Somerset Way (A371). Take the first right into Rowdens Road and then the second right into the main part of Rowdens Road and then immediately left into Gate Lane. Continue for approx. 100m at take the next right into Alfred Court.

REF:WEL21102024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating and underfloor heating

**Services:** Private drainage via septic tank, water, gas & electricity

**Tenure:** Leasehold – 113 years remaining



#### Motorway Links

- M4
- M5



#### Train Links

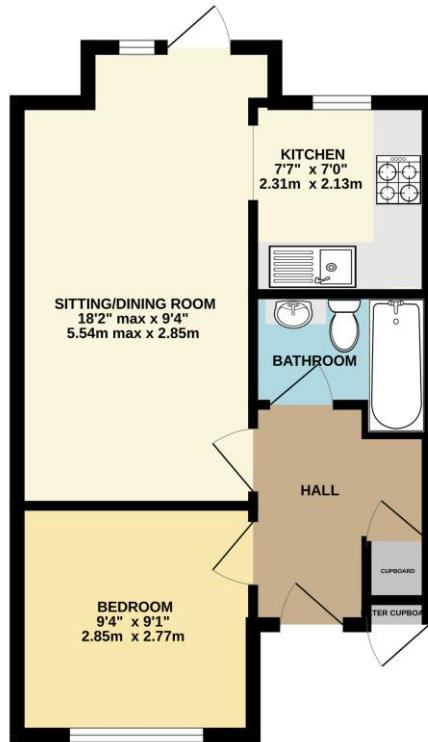
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR APARTMENT  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan concerned 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.  
Made with Metropac ©2024



WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



**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.

