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 EPC C

Offers Over £300,000

3 Melbourne House Mews
 Wells
 BA5 2PG

**COOPER
AND
TANNER**



3 Melbourne House Mews Wells BA5 2PG

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Offers Over £300,000 Freehold

DESCRIPTION

A splendid two bedroom property situated in the central and desirable Melbourne House Mews with communal gardens, private courtyard, parking and no onward chain. The house has been within the same ownership for over 20 years and offers scope to place your own mark. Situated in a central location, the property is within easy walking distance of all the amenities that Wells has to offer it is also peaceful and tucked away from any busy roads.

Upon entering the house is an entrance hall with space for shoes and coats and open to the kitchen/dining room. The kitchen benefits from a sunny west facing aspect and features an array of fitted units, space and plumbing for white goods, electric oven, gas hob and space for a table and chairs. The sitting room is a spacious room with views and a door opening out to the private courtyard garden.

To the first floor are two bedrooms and the shower room with a corner shower, toilet, wash hand basin and heated towel rail. The principal bedroom is the width of the house with views over the private gardens. The second bedroom has views to the front and the benefit of a fitted wardrobe.

OUTSIDE

The development has a parking area with a space allocated for number 3 and ample guest spaces. The enclosed garden to the rear is mainly laid to a patio. A pathway leads to a secluded communal garden which is mainly laid to lawn with mature trees, flowers and shrubs, a perfect space for relaxing, reading and enjoying the sunshine.

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 CHARGE

There is a service charge is currently £300 per annum for maintenance of communal areas and communal garden. There is a further £300 one off fee upon completion of the purchase to go into the development sinking fund.

VIEWING

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

DIRECTIONS

On Foot - from our office in Broad Street, turn right and walk along Broad Street into the High Street. At the zebra crossing, cross over and continue straight ahead into Union Street. At the far end of Union Street to left onto Chamberlain Street. Continue for approx. 25m and cross over to Melbourne House. Melbourne House Mews can be found to the rear of Melbourne House.

REF:WELJAT1 1092025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

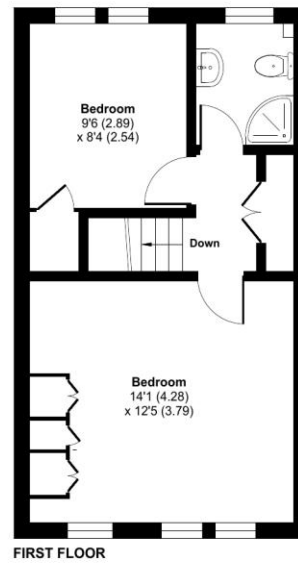
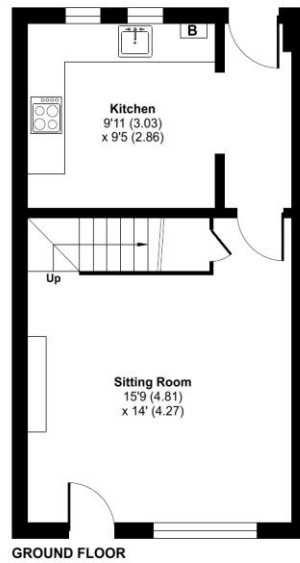
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Melbourne House Mews, Wells, BA5

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1355042



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