



 1  1  1 EPC D

£129,950
Share of Freehold

Flat 2, Priory Mews
Princes Road,
Wells, BA5 2DT

**COOPER
AND
TANNER**



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DESCRIPTION

Perfect for a first time buyer or Investor is this ground floor one bedroom apartment in the heart of the city. The property benefits from recently fitted double glazed windows and is well laid out but offers the opportunity to put your own stamp on it, if required.

Entering the property, via a shared hallway, is a large open plan sitting room and kitchen. The room naturally divides into two distinct areas with the sitting room benefitting from a large window overlooking the communal courtyard. The kitchen area is a good size with ample cupboard space, a breakfast bar and space and plumbing for both a washing machine and dishwasher.

A small internal hallway gives access to the bedroom and bathroom. The bedroom is also a generous size and has a fitted wardrobe which also houses the immersion tank, and a window looking out to the front of the property. The bathroom comprises a bath with shower over along with a wash basin and toilet.

OUTSIDE

Priory Mews is set in a small courtyard within easy walking distance of all the shops and amenities Wells has to offer.

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.

SERVICE CHARGES

Service charges £1200 per annum (£100 per month)

VIEWING

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

DIRECTIONS

From our offices in Broad Street, continue into Priory Road. At the junction turn right into Princes Road. Continue for 150m. The entrance to Priory Mews is on the right immediately after the turning to Market Street and before Renaissance Hair and Beauty Salon.

REF:WELJAT01082024

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: A

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



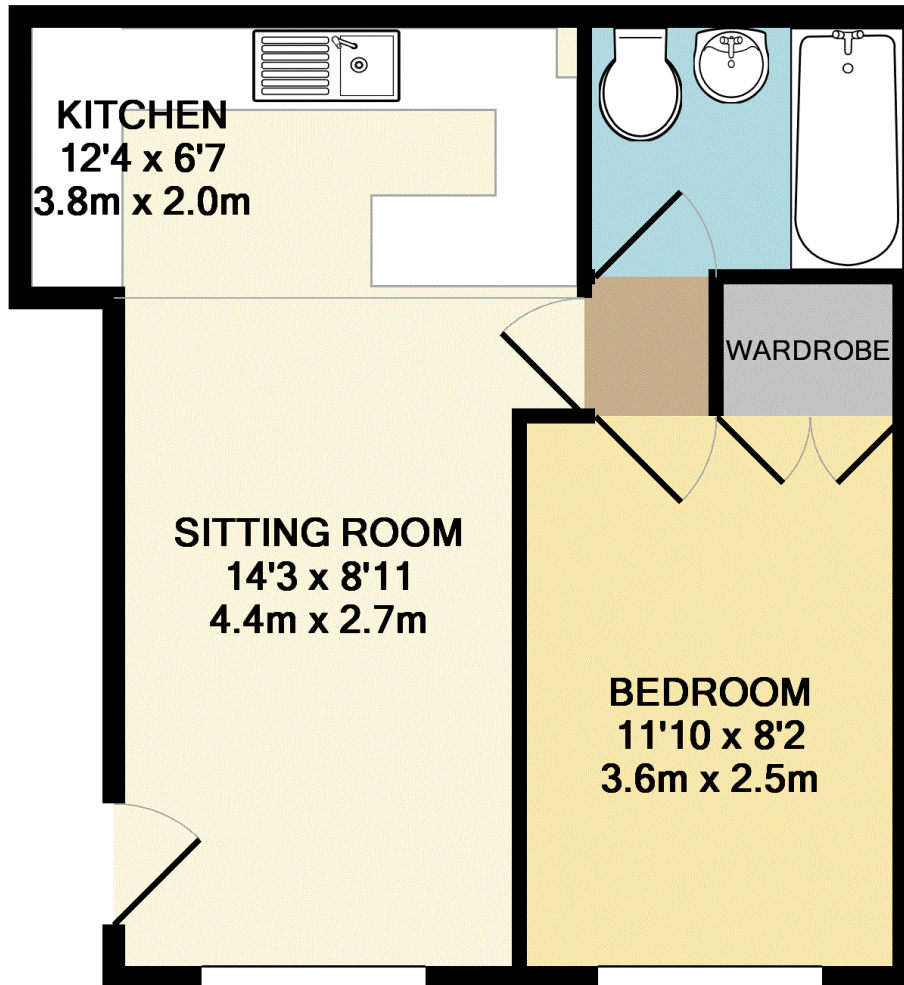
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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