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£150,000 Share of Freehold

85 Wookey Hole Road
Wells
BA5 2NH

COOPER
AND
TANNER



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£150,000 Share of Freehold

DESCRIPTION

A splendid one bedroom first floor apartment situated within close walking distance to Wells city centre with communal gardens and allocated parking.

The property has the benefit of its own front door opening from Wookey Hole Road into an entrance hall with a large storage cupboard for coats and shoes with stairs leading to the first floor. The sitting/dining room is a lovely room with a sunny southerly aspect overlooking the gardens and ample space for comfortable seating, a dining table and chairs along with a large airing cupboard for storage. The kitchen comprises a range of fitted units, an electric double oven, electric hob, space for a fridge/freezer and washing machine along with a view to the front of the property.

An inner hall provides access to a light and airy double bedroom with fitted wardrobes and garden views. The bathroom comprising a bath, toilet, and wash hand basin.

OUTSIDE

The property forms part of a small development within close proximity of the city centre but with the benefit of a communal garden, mainly laid to lawn, and an allocated parking space.

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

Service Charge - £200 per annum
Ground Rent - £50 per annum

VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priors Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 450 metres and Number 85 can be found on your left hand side.

REF:WELJAT25092023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Electric Heating

Services: Mains drainage, water and electricity

Tenure: Share of Freehold with Leasehold – 968 years remaining (as of 2023)



Motorway Links

- M4
- M5



Train Links

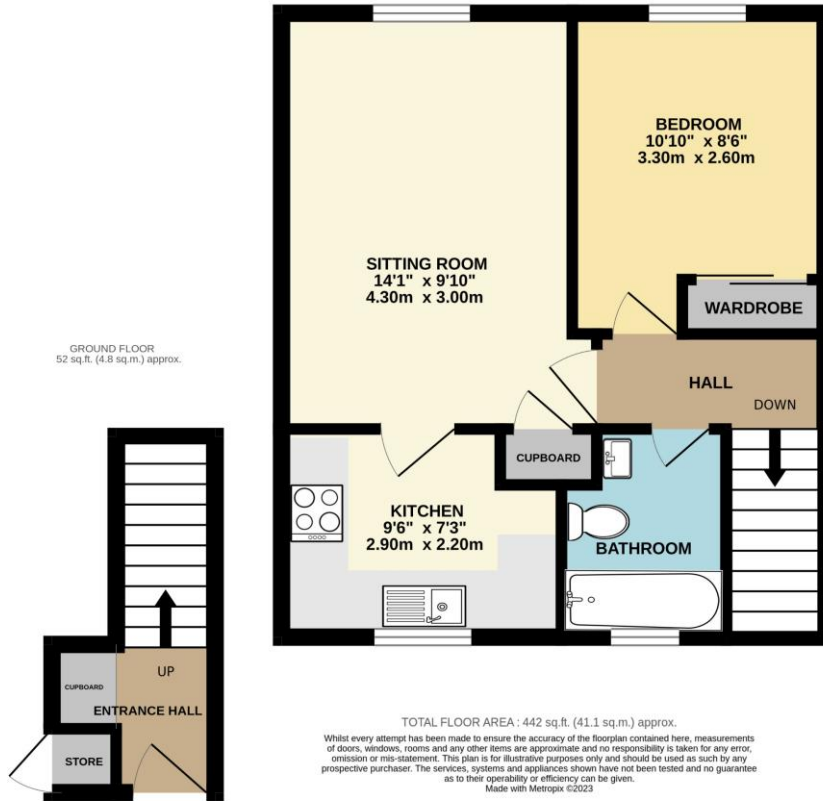
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

FIRST FLOOR APARTMENT
391 sq.ft. (36.3 sq.m.) approx.



WELLS OFFICE
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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.

