



 2  1  1 EPC C

£189,950 Leasehold

25 The Cloisters
South Street
Wells, BA5 1SA

COOPER
AND
TANNER



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DESCRIPTION

Situated in a quiet area in the centre of Wells, just a stone's throw from the High Street, The Cloisters is a beautifully maintained collection of apartments for the over 55's. This well-maintained retirement community benefits from a house manager, lift and residents lounge. All communal areas are tastefully decorated and comfortably furnished. The apartment benefits from a 'Tunstall' pull cord emergency response system for added piece of mind.

Number 25 is a well-presented, two bedroom, second floor apartment which has been newly decorated and re-carpeted.

Upon entering the apartment is a good size entrance hall with a large cupboard, ideal for coats and shoes and 'day to day' storage. Leading from the hall is the generous open plan sitting/dining room with a dual aspect and an attractive apex window offering a stunning view over rooftops to St. Cuthbert's Church. This bright 'L' shaped room naturally divides to provide a sitting area and a dining area. The sitting area, with sloping ceilings and beams, has a Velux window with south westerly aspect and a modern wooden fireplace with inset electric fire as the focal point. The dining area, with the apex window, can accommodate a table to four to six people comfortably. Open to the dining area, the kitchen features a range of light wood Shaker style cupboards with 'magic' corner cupboards, an attractive open plate rack, integrated dishwasher, ceramic hob, extractor and eye level electric oven along with space for a Fridge Freezer and a Velux window bathes the room in natural light. From the entrance hall are two bedrooms, both with a with south westerly aspect. The larger of the two bedrooms, is a good size double with coved ceiling and an apex dormer style window. The second bedroom, a smaller double, has a velux window and fitted wardrobes. This versatile room, could also be utilised as a separate dining room or study if required. The shower room comprises; a wet floor shower, back to the wall toilet and wash hand basin with storage beneath. In one corner is a large shelved airing cupboard which housed the hot water cylinder.

OUTSIDE

There are attractive and well-maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the garden. There is a store at the far end of the car park which can be used to park and charge mobility scooters. Visitor parking is available in the car park and residents' parking spaces are subject to availability.

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

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Service Charge: Circa. £2000 per annum
Ground Rent: £290.00 per annum

DIRECTIONS

From our office in Broad Street turn left in St. John's Street. Continue along St. John's Street and at the end of the road turn left into South Street. Continue for approx. 50 metres and take the first right into The Cloisters.

REF:WELJAT10082022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (approx.94 Years remaining as of 2022)



Motorway Links

- M4
- M5



Train Links

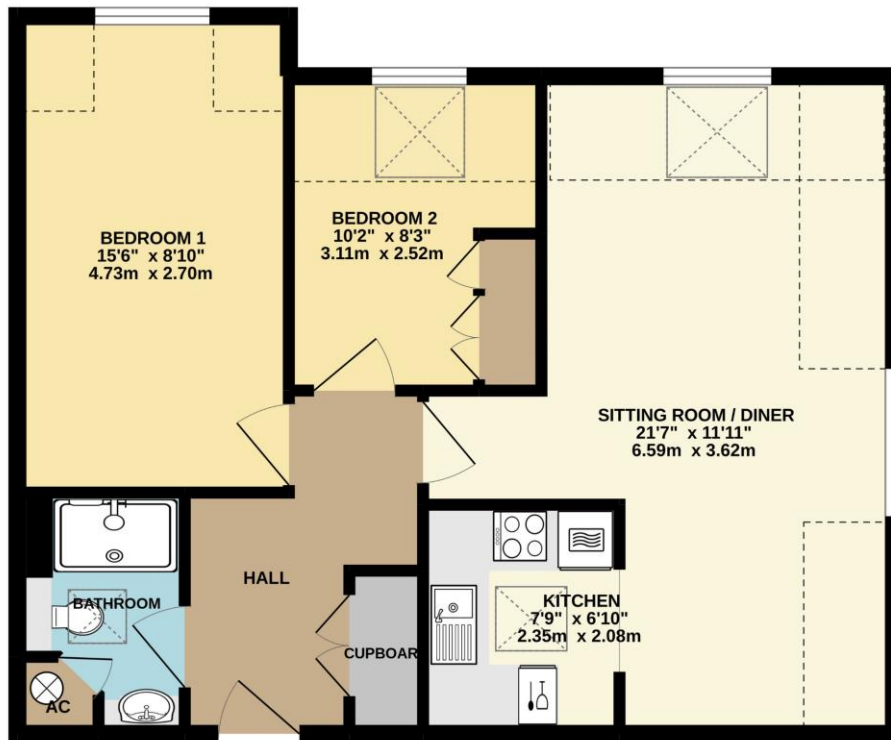
- Castle Cary
- Bath Spa
- Bristol Temple Meads



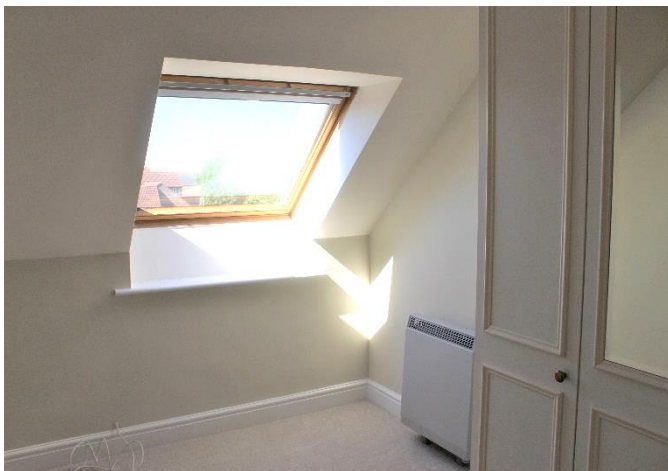
Nearest Schools

- Wells

SECOND (TOP) FLOOR APARTMENT



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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**COOPER
AND
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