



 2  1  2 EPC C

£175,000 Leasehold

6 Sheldon Mill
Wells
BA5 2LL

COOPER
AND
TANNER



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Description

A spacious third floor, two double bedroom apartment with generous living accommodation set within the heart of Wells and benefitting from an allocated parking space. The property is well-presented throughout and has the advantage of a door entry system.

Upon entering the property is a spacious entrance hall, with an airing cupboard housing the boiler as well as providing ample storage space. The bright sitting/dining room has a dual aspect and benefits from a fireplace with electric fire as focal point and provides ample space for both comfortable seating along with a large dining table. The kitchen is adjacent to the sitting/dining room and comprises a range of storage units, gas hob, electric oven, space and plumbing for a washing machine and space for a fridge/freezer.

The hallway leads to the two bedrooms, both of which are good sized double bedrooms. The principal bedroom benefits from dual aspect and an ensuite shower room. The main bathroom comprises; a bath, toilet and wash hand basin.

Outside

The apartment has an allocated parking space and has the added benefit of being within 5 minutes walk from the city centre.

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: Currently £3100 per annum (50% service charge and 50% goes into a sinking fund)

Ground Rent: £75.00 per annum

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

Directions

From the Wells Cooper and Tanner office in Broad Street, continue along Priory Road, Turn left onto Princes Road and at the traffic lights turn left onto Tucker Street. Take the second left onto West Street and follow the road for approx 200m. Turn right into St. Andrew's Mews. Continue to the end of the road and then to the right.

REF:WELJAT24032026

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Leasehold - 999 years from 2003



Motorway Links

- M4
- M5



Train Links

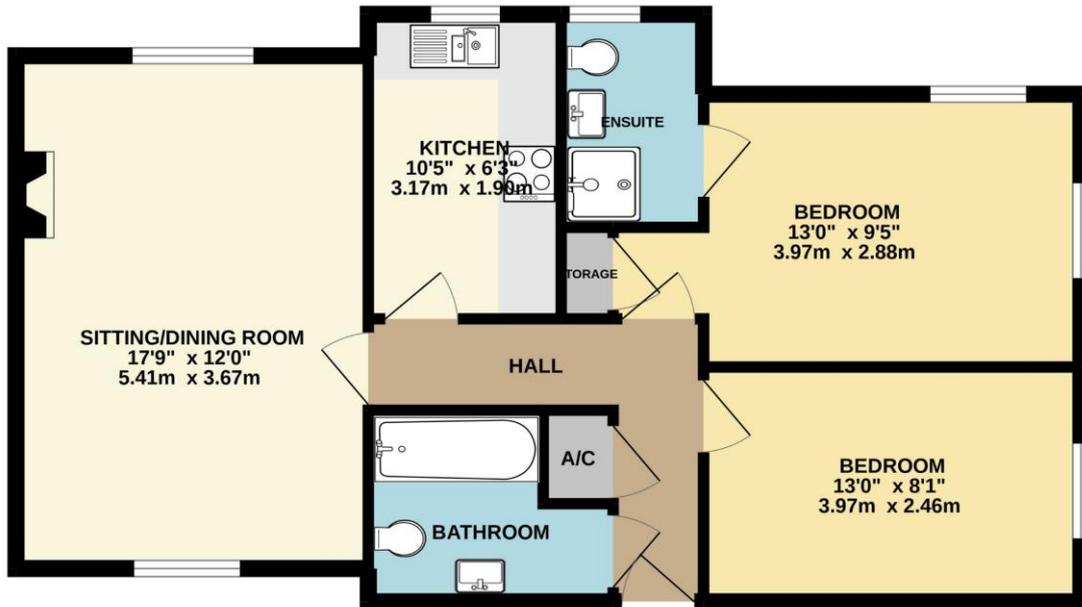
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

SECOND FLOOR APARTMENT
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.
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.



WELLS OFFICE
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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.

