



 2  1  1 EPC D

£179,950 Leasehold
with Share of Freehold

53a St. Cuthbert Street
Wells
BA5 2AW

COOPER
AND
TANNER



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DESCRIPTION

Set in the heart of the city of Wells, just moments from the High Street is this bright and spacious two bedroom first floor apartment. The property, which requires some cosmetic updating, benefits from its own front door, high ceilings and large windows and would suit first time buyers and investors alike. The property is offered with no onward chain and a share of the freehold.

Upon entering the property is an entrance hall with wooden floors, a half-panelled wall, electricity and gas meters and space for coats and shoes. Stairs rise to the first floor, with a large window offering plenty of light to the stairwell. At the top of the stairs is a door to the apartment. A good size hall leads to all the rooms and has a window to the rear and cupboard with shelves and hanging space. The sitting room is particularly generous and benefits from picture rails, shelved alcoves, wood effect laminate flooring and has two windows to the front and a borrowed light offering further light from the stairwell. The kitchen, accessed via an arch from the hall, has a window to the rear, light wood effect units, space and plumbing for a washing machine, space for a fridge freezer and an integrated electric oven and gas hob with extractor above. The main bedroom is a good size double with window to the front and two built-in wardrobes with louvre doors. The second bedroom, again with a front aspect is a single room, which could also be used as an office if required. The bathroom comprises a 'P' shaped bath with shower overhead, vanity basin, WC and modern towel radiator.

OUTSIDE

There is on street parking outside the property -restrictions apply during the day (Monday to Saturday) but you can park between the hours of 6pm and 8am with no restrictions.

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

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

DIRECTIONS

By Car - From our office in Broad Street, Wells turn left onto Priory Road and continue for 100m. At the junction turn right onto Princes Road. Continue for a further 250m to the traffic lights and turn right into St Cuthbert Street (one way street). The property is immediately on the right and, space permitting, you can park in the parking bay opposite for up to one hour.

On Foot - From our office in Broad Street, Wells turn right into Queen Street and second left onto the High Street which continues into St. Cuthbert's Street. continue walking down the road passing the church on your right, 53a can be found near the bottom of the road on the left hand side.

REF:WELJAT31032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold with Share of Freehold
977 years remaining (as of 2026)



Motorway Links

- M4
- M5



Train Links

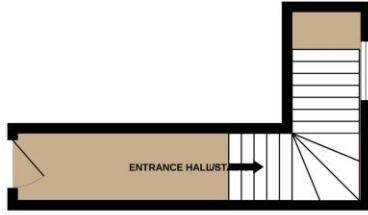
- Castle Cary
- Bath Spa
- Bristol Temple Meads



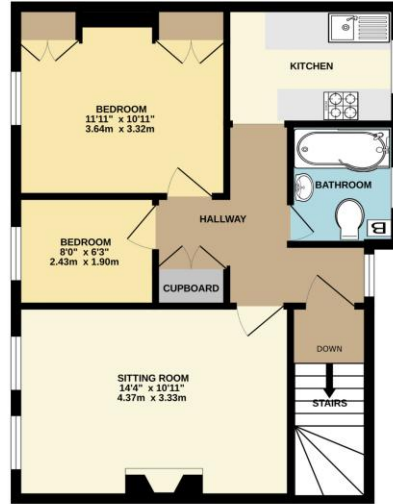
Nearest Schools

- Wells

GROUND FLOOR
116 sq.ft. (10.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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, 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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