



 1  1  1 EPC B

£167,500 Leasehold

10 Mondyes Court
Milton Lane
Wells, BA5 2QX

COOPER
AND
TANNER



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DESCRIPTION

Set within the ever-popular Mondyes Court sits this recently decorated one bedroom ground floor retirement apartment, presented in good order. The property is conveniently placed in the main building and all floors can be accessed via both stairs and a lift. The apartment also benefits from a door entry system and 'Tunstall' pull cord emergency response system for added piece of mind.

The accommodation comprises a spacious entrance hall with a generous airing cupboard. The sitting/dining room is a light and airy room with a door opening onto a private patio area, a perfect area for a bistro table and chairs. Double doors open from the sitting room into the kitchen which features a range of wall and base units, an eye level oven, electric hob, built in fridge and freezer along with a lovely view from the kitchen sink over the playing fields. The bedroom again overlooking the field has the benefit of large built-in wardrobes with mirrored folding doors. The bathroom features a large walk-in shower, wash hand basin and toilet. Off the hall is a further cupboard housing the electricity meter and providing useful extra storage.

Mondyes Court has the advantage of an active communal residents' lounge, laundry room, house manager and fully furnished and equipped pre-bookable guest apartment.

OUTSIDE

The property has a door opening onto a private patio with gardens either side to enjoy the westerly sun. There are also attractive well-tended gardens throughout the development with benches and seating provided. Electric gates lead into Mondyes Court where there is residents' parking (subject to

availability). Residents also benefit from a store room and a covered area for the storage and charging of mobility scooters.

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.

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: Currently £3164.23 per annum
Ground rent: £425.00 per annum

VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priory 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, go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane and first left into Mondyes Court.

REF:WELJAT17102025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold (106 years remaining as of 2025)



Motorway Links

- M4
- M5



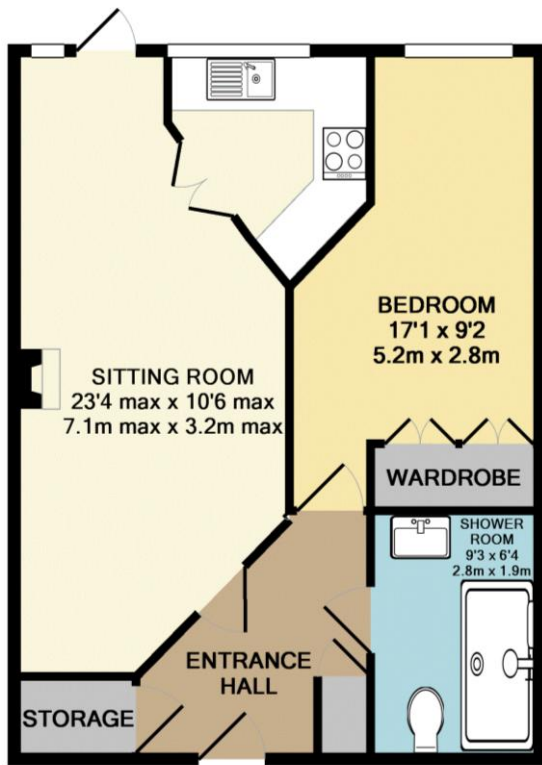
Train Links

- 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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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AND
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