



Flats 4,5,6 & 8 Library Mews, Union Street, Wells, BA5 2PU

£445,000 Freehold

COOPER
AND
TANNER



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 4  4  4 EPC D,C,C & D

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DESCRIPTION

Tucked away, yet in the very heart of the historic city of Wells is a block of four, one bedroom apartments. The apartments are all well-proportioned and generate a healthy rental income. The properties are to be sold as one. and offered to the market with NO ONWARD CHAIN.

Flat 4 - Ground Floor Apartment

A glazed door with glazed side panes opens into the open plan sitting/dining/kitchen. This well-proportioned space benefits from a dual aspect and offers plenty of space for both comfortable seating and a small dining table. In one corner is the kitchen which features a range of cabinets with cream Shaker style doors and drawers, integrated electric oven, gas hob and 1 1/2 bowl stainless steel sink. Within the kitchen is space for a washing machine and fridge freezer. A hallway leads from the living area to the bedroom and shower room. The bedroom is a good size and benefits from a window to the side and a built-in wardrobe. The shower room comprises; a large-walk-in shower, WC and wash basin.

Flat 8 - Ground Floor Apartment

A door opens into a hallway, with space for shoes and coats, that leads into the open plan kitchen/dining/family room. The space offers room for both a comfortable seating area, along with space for a dining table to seat two to four people. The kitchen has an array of units, along with an integrated electric oven and gas hob, space for an undercounter fridge along with space and plumbing for a washing machine. The shower room, situated off of the kitchen, comprises; a shower cubicle, WC, wash basin and also houses the boiler. The bedroom is a good sized double and has fitted wardrobes.

A gated passage leads to the rear of the building, where steps lead up to two further apartments and the communal gardens. A door opens into a small lobby giving access to both apartments 5 & 6.

Flat 5 - First Floor Apartment

A door opens into a bright and spacious 'L' shaped hallway with loft hatch, window to the front and space for coats and shoes. From here a door opens into the bright open plan sitting dining kitchen with part vaulted ceiling. This spacious room benefits from two dormer windows overlooking the communal garden and has a carpeted sitting area with plenty of space for comfortable seating and a built-in cupboard housing the 'Ideal' combi-boiler. Open to the sitting area is the kitchen and dining area with laminate floors, and space for a dining table to seat six to eight people. The 'U' shaped kitchen has a range of cabinets with wood effect doors, stainless steel sink and window to the side. Within the kitchen is space for a freestanding cooker, undercounter fridge and a washing machine. The bedroom is a comfortable double and has a part vaulted ceiling with a dormer window looking out to the communal gardens. The shower room comprises; a shower enclosure with grey marble effect tiles, WC and wash basin.

Flat 6 - First Floor Apartment

A door opens into a bright and spacious 'L' shaped hallway with part-vaulted ceiling, Velux window, space for coats and shoes and a large built in cupboard with shelves and hanging space. From here a door opens into the generously proportioned open plan sitting dining kitchen with part vaulted ceiling. This bright room benefits from a dormer windows



FLAT 4



FLAT 4



FLAT 4



FLAT 4



FLAT 5



FLAT 5



FLAT 5



FLAT 5



FLAT 6



FLAT 6



FLAT 8



FLAT 8



Flat 6 (continued)

overlooking the communal garden and has a carpeted sitting area with plenty of space for comfortable seating. Open to the sitting area is the kitchen and dining area with laminate floors, and space for a dining table to seat six to eight people. The kitchen has a range of cabinets with wood effect doors, stainless steel sink, wall-mounted combi-boiler and window to the rear. Within the kitchen is space for a freestanding cooker, undercounter fridge and a washing machine. The bedroom is a comfortable double and has a part vaulted ceiling with a dormer window looking out to the front and a large alcove with shelves and hanging space. The bathroom comprises; a bath with hand-held shower attachment, WC and wash basin.

OUTSIDE

To the rear of the apartments is a well-kept communal garden and to the front (close to flat 8) is a bin store.

Please note: There is a right of access to a shop (46 High Street) and 7 Library Mews to access their properties through the gardens.

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.

VIEWING

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

DIRECTIONS

By car – From our offices in Broad Street turn right into Queen Street. At the end of the road turn left into the bottom of the high St and follow the road round to the right into Priest Row. At the end of the road turn left (no right turn) and then go all the way round the mini roundabout back into Chamberlain Street. Continue for 100m and then turn right into Union Street Car Park. Continue on foot into Union Street and turn right towards the High Street. Continue for approx. 120m, passing the library on your right. Immediately after the Library and before the barber shop is a small courtyard - which is Library Mews. Our representative will meet you there.

On foot – From our offices in Broad Street turn right and walk up to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street. Continue for approx. 80m where Library Mews can be found on the left, between the barber shop and the library.

REF:WELJAT26082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: 4 -'B', 5 -'C'. 6 -'A' and 8 -'D'

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Wells (primary and secondary)



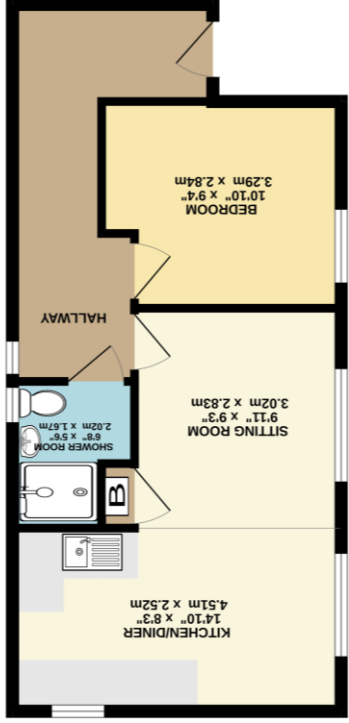
FLAT 4



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.

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FLAT 5



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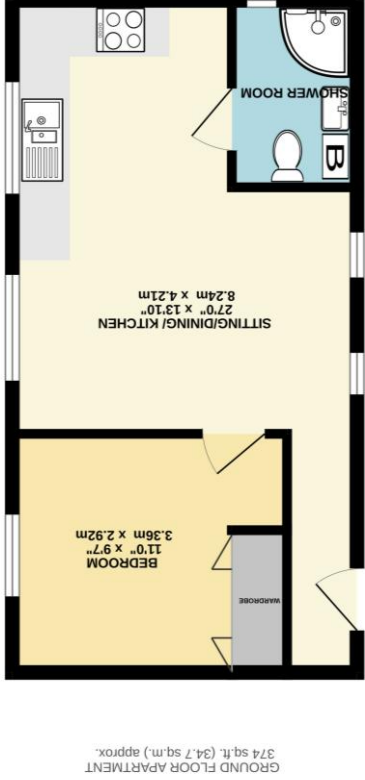
FLAT 6



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FLAT 8



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