



 2  1  1 EPC To Follow

£120,000 Leasehold

54 Homechime House
Priory Road
Wells, BA5 1SH

COOPER
AND
TANNER



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DESCRIPTION

A bright and spacious two double bedroom apartment set in the ever-popular Homechime House development for the over 60's. This second floor apartment (with lift to all floors) benefits from well-proportioned rooms, ample storage and a modern shower room.

The apartment is accessed from a communal entrance hall with stairs or lift access to the second floor. Upon entering is a generous entrance hall with two large storage cupboards along with an airing cupboard. The kitchen is open to the living area and comprises a range of wall and base units, freestanding electric cooker, space for both an undercounter fridge and freezer along with ample work surface space. The sitting/dining room has a rear aspect with views over rooftops to the Mendip Hills in the distance. The property has two double bedrooms, both having built-in wardrobes and wall lights. The fully tiled bathroom features a walk-in shower with fitted seat, toilet, wash hand basin with storage beneath, wall mounted illuminated mirror and heated towel rail.

Homechime House has the advantage of an active communal residents' lounge with organised events and a lending library, a laundry room, house manager and pre-bookable guest suite. There is a lift giving access to all floors.

The apartment also benefits from a 'Tunstall' emergency response system for added piece of mind.

OUTSIDE

Ample parking is situated at the front of the building from Priory Road. The attractive communal gardens are well established, well maintained and can be accessed from the residents'

lounge. There is also an area to park and charge mobility scooters.

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 and several churches.

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 CHARGES

Service Charge – Currently £4643.60 per annum
Ground Rent - £548.36 per annum

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street continue along Priory Road towards the roundabout. The property can be found on your right hand side. For viewing purposes, a representative of Cooper and Tanner will meet you at the main entrance.

REF:WELJAT09082023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold – 89 years remaining as of 2023



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

SECOND 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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