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 EPC B

£199,950 Leasehold

Apartment 26  
 St. Athelm Lodge, West Street  
 Wells, BA5 2GW

**COOPER  
AND  
TANNER**





# Apartment 26

## St. Athelm Lodge, West Street

### Wells, BA5 2GW

 1  1  1 EPC B

## £199,950 Leasehold

### DESCRIPTION

Situated just a short walk from all the amenities Wells has to offer is St. Athelm Lodge, a recently built luxury retirement community. We are pleased to offer a bright and spacious, one bedroom, second floor apartment in this desirable development, which benefits from a fully fitted kitchen with integrated appliances, a bright and spacious sitting / dining room, a generous double bedroom with built-in wardrobe, two useful store cupboards and a well-appointed shower room. The development benefits from a beautifully decorated communal residents' lounge with kitchenette, house manager hosting regular events, quizzes and coffee mornings, a pre-bookable guest suite, a lift to all floors, communal gardens, undercover charging point for mobility scooters and a residents' car park.

Upon entering the property is a hallway with video entry system and two useful cupboards. The cupboards offer plenty of space for coats and shoes with one having shelving for further storage. A glazed door leads from the hall into the bright sitting/dining room. This generous room offers plenty of space for comfortable seating along with a small dining table and has a fireplace with inset electric fire as the focal point. An alcove, with large dormer window offers the perfect spot to sit and read a book. Leading directly off the sitting room, again with a glazed door, is the well-appointed kitchen. Featuring a range of high gloss, taupe coloured kitchen units with soft close doors and drawers, this well-designed kitchen also benefits from a Zanussi eye level oven, ceramic hob, integrated fridge, integrated freezer and integrated washer/dryer as well as the choice of normal lighting or ambient lighting.

The double bedroom is particularly generous in size and offers plenty of space for a king size bed along with additional bedroom furniture and has a built-in wardrobe with mirrored sliding doors. An alcove, with dormer window, offers space for additional bedroom furniture. The fully tiled shower room comprises; a good sized corner shower cubicle, a hidden cistern WC, a vanity basin with storage beneath, a mirror with storage cabinet and shaver socket and a heated towel radiator.

The development also offers residents a Careline 24/7 package, with wearable wristband, for added peace of mind.

### OUTSIDE

Well-tended gardens surround St. Athelm lodge, with an abundance of mature trees and shrubs offering year round interest. To the rear of the development is a large lawned area with attractive borders and a patio with seating. A wooden shelter offers parking and charging for mobility scooters. To the front of the development is a residents' car park. A pedestrian gate leads from the development towards the shops and a convenient supermarket.

### 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 £3780.83 per annum (including all central heating and water, buildings insurance, grounds maintenance, cleaning and maintenance of communal areas, provision of house manager, window cleaning etc)

Ground Rent - £575.00 per annum

### DIRECTIONS

From our office in Broad Street, continue into Priory Road. At the junction turn right into Princes Road, at the traffic lights turn left into Tucker Street and then second left into West Street. St Athelm Lodge can be found directly in front of you.

REF:WELJAT15102024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Electric heating (included in service charge)

**Services:** Mains drainage, water (included in the service charge) and electricity.

**Tenure:** Leasehold – 999 years from June 2018



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

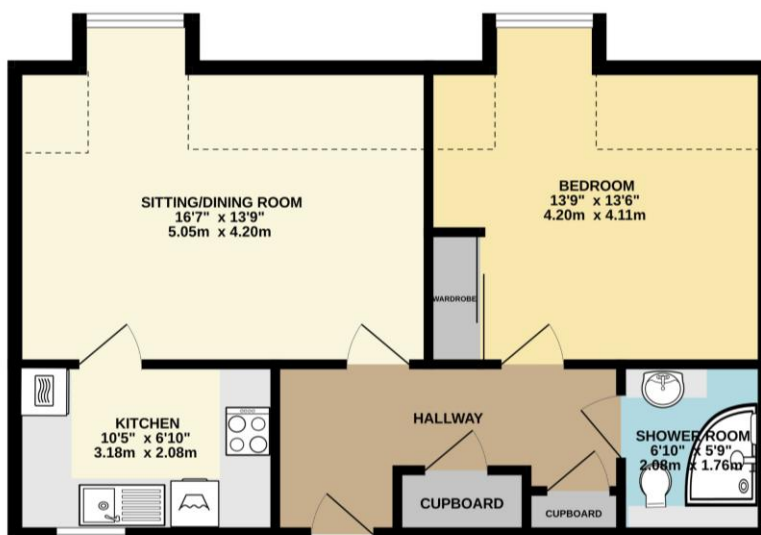


#### Nearest Schools

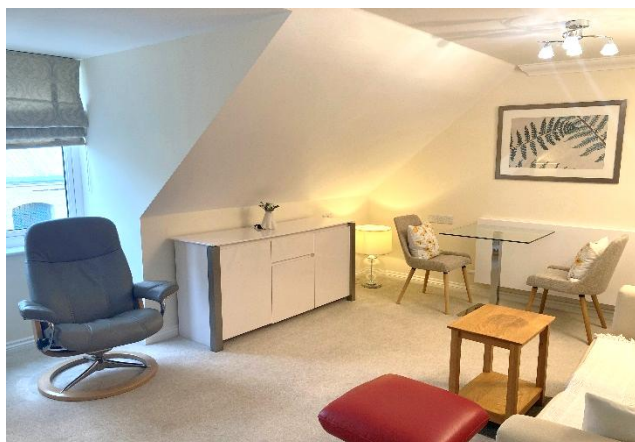
- Wells



SECOND FLOOR APARTMENT  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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