



 1  1  1 EPC B

£150,000 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 one bedroom ground floor retirement apartment presented in good order with no onward chain. 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.

Service charge: Currently £2322.00 per annum
Ground rent: £425.00 per annum

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.

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 is 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:WELJAT280819

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold – 87 years remaining



Motorway Links

- M4
- M5



Train Links

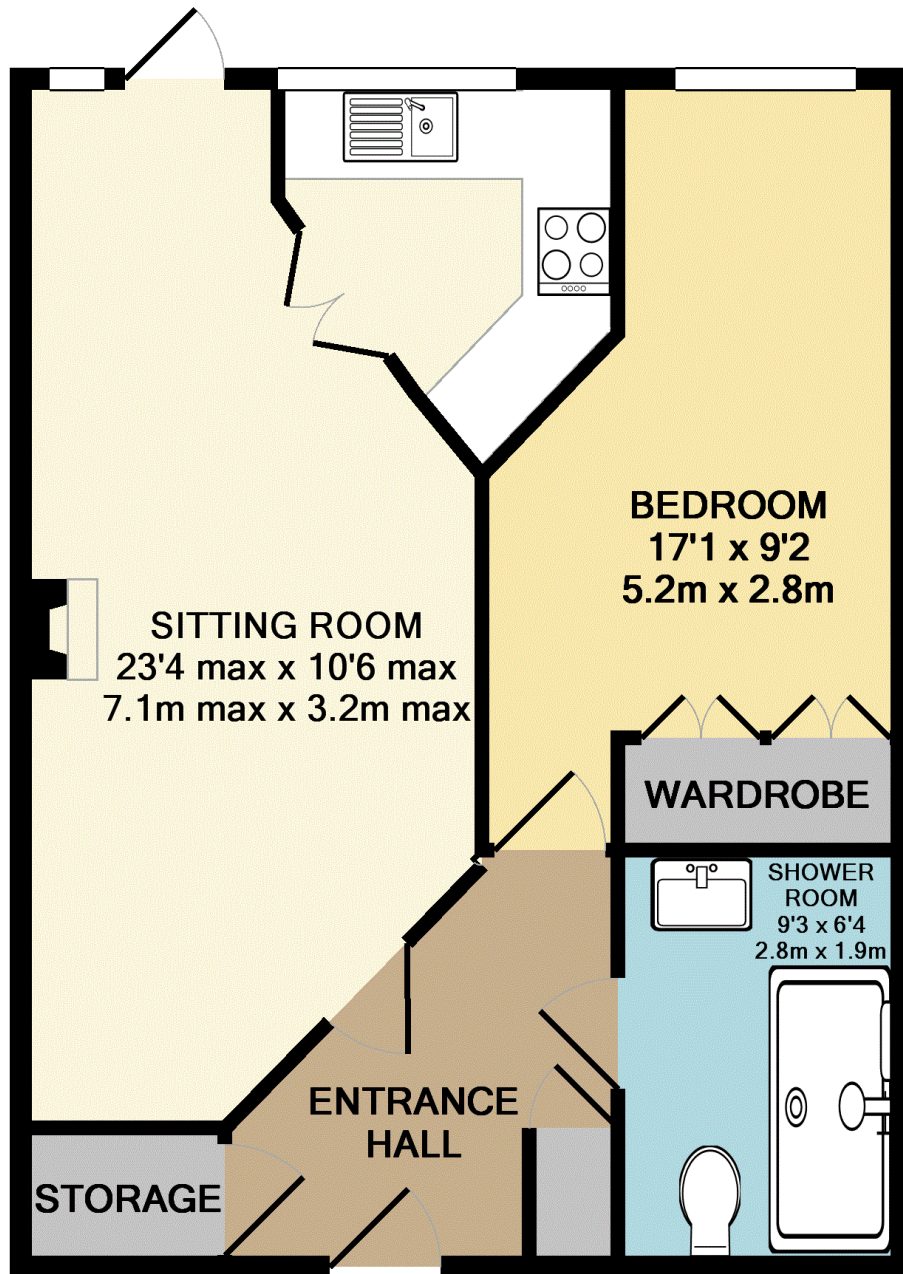
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

Number of years remaining to be advised



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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