



 2  1  1 EPC C

£160,000 Leasehold

7 Sheldon Mill
Wells
BA5 2LL

**COOPER
AND
TANNER**



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DESCRIPTION

CALLING ALL INVESTORS - A spacious two double bedroom, first floor apartment with generous living accommodation set within the heart of Wells and benefitting from an allocated parking space. The property has the advantage of a door entry system and is offered For Sale with a tenant in situ.

Upon entering the property is a spacious entrance hall, with an airing cupboard housing the boiler as well as providing ample storage space. The bright sitting/dining room has a dual aspect and benefits from a fireplace with electric fire as focal point and provides ample space for both comfortable seating along with a large dining table. The kitchen is adjacent to the sitting/dining room and comprises a range of storage units, gas hob, electric oven, space and plumbing for a washing machine and space for a fridge/freezer.

The hallway leads to the two bedrooms, both of which are good sized double bedrooms. The principal bedroom benefits from dual aspect and has plenty of space for bedroom furniture. The bathroom comprises; a bath, toilet and wash hand basin.

OUTSIDE

The apartment has an allocated parking space and has the added benefit of being within 5 minutes walk from the city centre.

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.

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

SERVICE CHARGE

Service Charge: Circa £1500 per annum (50% service charge and 50% goes into a sinking fund)
Ground Rent: £75.00 per annum

VIEWING

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

DIRECTIONS

From the Wells Cooper and Tanner office in Broad Street, continue along Priory Road, Turn left onto Princes Road and at the traffic lights turn left onto Tucker Street. Take the second left onto West Street and follow the road for approx 200m. Turn right into St. Andrew's Mews. Continue to the end of the road and then to the right.

REF:WELJAT04092024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Leasehold - 999 years from 2003



Motorway Links

- M4
- M5



Train Links

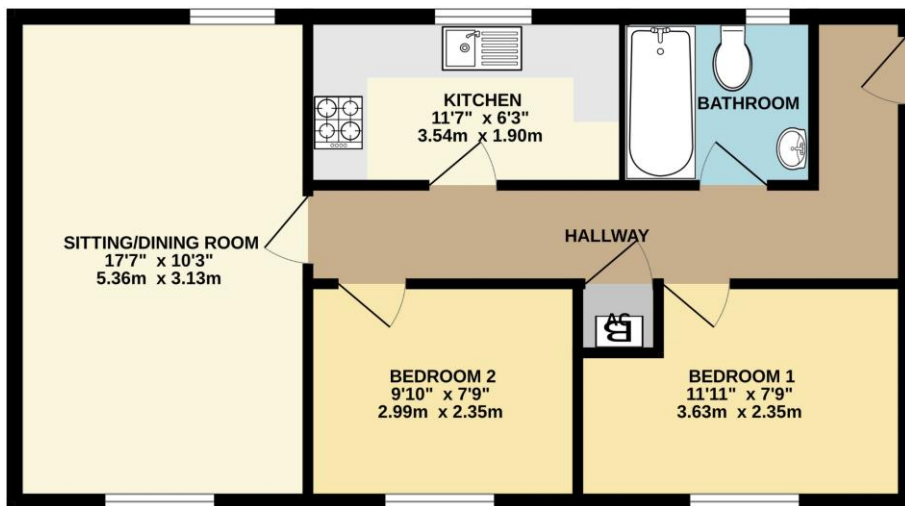
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

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



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.
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 operation 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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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

