



 2  1  1 EPC C

£249,950 Leasehold

28 The Cloisters
Wells
BA5 1SA

COOPER
AND
TANNER



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DESCRIPTION

An extensively renovated two bedroom second floor apartment situated in a quiet area in the heart of Wells, just a stone's throw from the High Street. In 2023 the apartment underwent a complete transformation, with a new kitchen, bathroom, flooring, and redecoration throughout. The Cloisters is a well-maintained collection of apartments for the over 55's which benefits from a house manager, lift and residents lounge. All communal areas are tastefully decorated and comfortably furnished. The apartment benefits from a 'Tunstall' pull cord emergency response system for added piece of mind.

Upon entering the apartment is a spacious entrance hall with a large cupboard, ideal for coats and shoes and 'day to day' storage. Leading from the hall is the generous open plan sitting/dining room with a lovely sunny aspect and an attractive apex window with bespoke electric blinds offering a stunning view over greenery. This beautifully bright room naturally divides to provide a sitting area and a dining area. The sitting area has a large Velux window, and the dining area provides ample space to accommodate a table for two to four people. The kitchen has been thoughtfully designed and is finished to a high standard with a range of white gloss fitted units, topped with wood effect worktops. Within the kitchen, there is an integrated slimline dishwasher, electric hob, eye level oven, along with built-in microwave and space for a fridge/ freezer. A Velux window above the sink, provides the kitchen with an abundance of natural light and an attractive outlook.

The larger of the two bedrooms, is a good size double with a wall of fitted wardrobes and an apex dormer style window with bespoke electric black out blinds and a view of the Cathedral beyond. The second bedroom, currently being used as a study, has a Velux window, and is a versatile room which could also be utilized as a small double, or separate dining room. The well-appointed, newly fitted shower room comprises a shower, w/c,

vanity wash basin and heated towel radiator along with space and plumbing for both a washing machine and tumble dryer.

OUTSIDE

There are attractive and well-maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the garden. There is a store at the far end of the car park which can be used to park and charge mobility scooters. Visitor parking is available in the car park and residents' parking spaces are subject to availability.

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 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

SERVICES CHARGES

Service charge: Currently £2746.68 per annum

Ground rent: £290 per annum

VIEWING

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

DIRECTIONS

From our office in Broad Street turn left in St. John's Street. Continue along St. John's Street and at the end of the road turn left into South Street. Continue for approx. 50 metres and take the first right into The Cloisters.

REF:WELJAT30032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (approx. 90 Years remaining as of 2026)



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

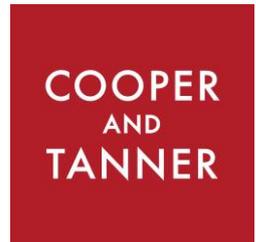
SECOND FLOOR APARTMENT
642 sq.ft. (59.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.
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