



Flat 1, Judges Lodgings, 19 New Street, Wells, BA5 2LD

£315,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set within an impressive Grade II listed Georgian house in the heart of the historic city of Wells is this elegantly proportioned lower ground floor apartment. The property offers the perfect balance of modern convenience and period features and benefits from a spacious sitting/dining room, two double bedrooms, kitchen, well-appointed bathroom, garden, garage and parking.

Upon entering the property is a central hallway leading to all rooms. A large built-in cupboard provides space for coats and shoes and houses the consumer unit. The sitting/dining room is a bright room with high ceilings, dado rail and cornicing. Four sash windows, with deep cills, look out to the communal part of the gardens and allow plenty of natural light. The room naturally divides to offer a sitting area, with space for comfortable seating, and a dining area with space for a table to seat eight. The kitchen, with a window to the side, has a range of units with cream country style door and topped with composite stone worktops. Within the kitchen is an Vaillant combi-boiler, undermounted sink, gas hob, built-in washing machine and space for both an under-counter fridge and freezer. The current owner uses a freestanding tabletop combination

oven but an electric oven could easily be installed if required.

At the far end of the hall are two good size double bedrooms both with built-in wardrobes. The larger of the two benefits from two windows to the front and the other has a window to the rear. The fully tiled bathroom is once again a well-proportioned room and comprises a corner shower enclosure, roll top bath, WC and wash basin.

Within the main part of the house, accessed via the front door, is a communal garden room with views over the rear gardens.

OUTSIDE

To the front of the main house is a carriage driveway edged by wide borders with attractive mature planting and a prolific fig tree. The front gardens are tended by a gardener (included in the service charge). To the side is the garage which features an 'up and over' door, light and power. To the front of the garage is space to park two cars in tandem.

To the side of the property is a tucked away bin store and garden store.









OUTSIDE (continued)

The rear gardens are divided up so each apartment has their own private garden. There are areas of lawn, pathways and planted borders. The garden for Flat One, is in the left hand corner and is a good size. it is mainly laid to lawn with mature trees to one side and is a lovely quiet spot to sit and enjoy the sunshine. Please note: Owners are responsible for maintaining their own private garden themselves (currently, other apartment owners in the building mow all the lawns on a rota basis).

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.

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.

TENURE

Leasehold with a Share of Freehold
999 year lease from 1st January 1978
Service Charge - Currently £2240.00 per annum
No ground rent is payable.

VIEWING

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

DIRECTIONS

From our offices in Broad Street, Wells continue into Priory Road. At the junction turn right on to Princes Road and continue for 150m. At the traffic lights go straight across, passing The Little Theatre on the right. Follow the road round to the right into Chamberlain Street. At the mini roundabout take the first left into Whiting way, passing Waitrose on the right. At the next traffic lights turn right and continue for 200m. At the junction turn right into New Street, where 19 - 'Judges Lodgings' can be found immediately on your right.

REF:WELJAT02072024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water & electricity

Tenure: Leasehold with Share of Freehold



Motorway Links

- M4
- M5



Train Links

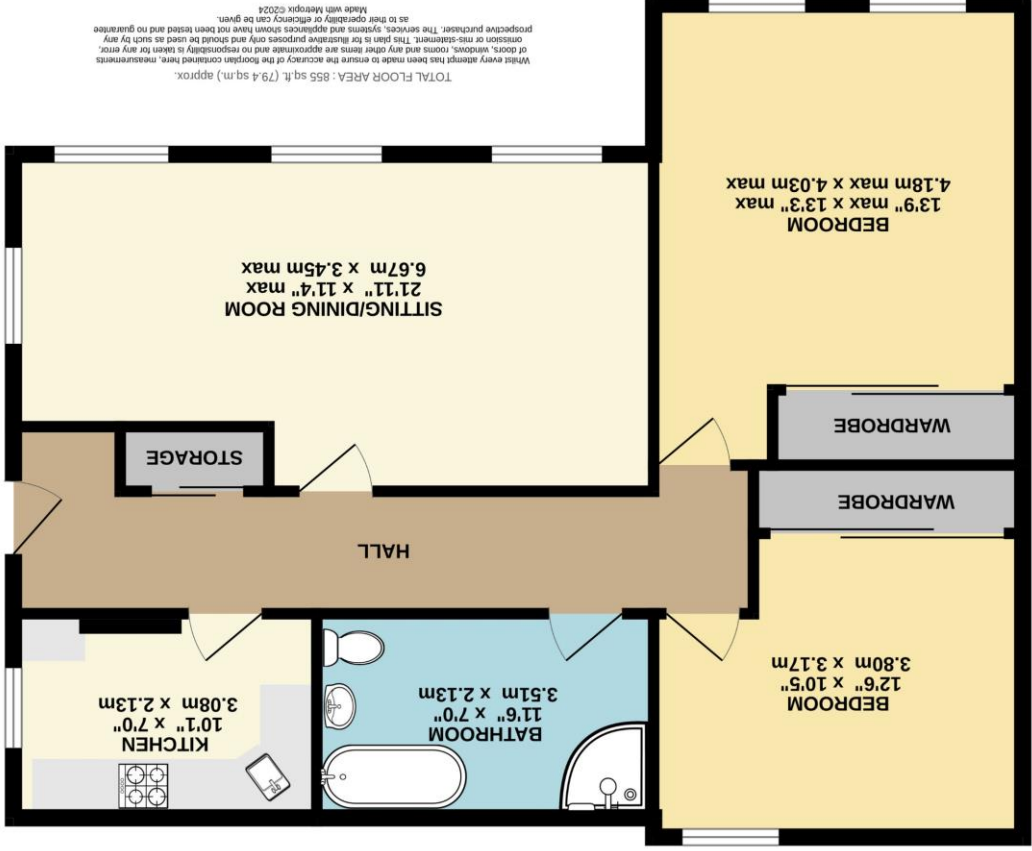
- Bristol Temple Meads
- Bath Spa



Nearest Schools

- Wells (primary & secondary)

LOWER GROUND FLOOR
APARTMENT
855 sq.ft. (79.4 sq.m.) approx.



WELLS OFFICE
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