

The Finings

Old Brewery Place, Oakhill, BA3 5GG

COOPER
AND
TANNER



£185,000 Share of Freehold

The Finings is a spacious one bedroom, second floor apartment, beautifully presented within the stunning Oakhill Brewery development with shared use of a swimming pool and gym. The property is offered with no onward chain and would make a marvellous home or great holiday let with it being so close to Frome, Wells and Bath. EPC:C

The Finings

Old Brewery Place, Oakhill, BA3 5GG

 1  1  1 EPC C

£185,000 Share of Freehold

DESCRIPTION

The Finings is a spacious one bedroom, second floor apartment, beautifully presented within the stunning Oakhill Brewery development with shared use of a swimming pool and gym. The property is offered with no onward chain and would make a marvellous home or great holiday let with it being so close to Frome, Wells and Bath. The apartment has been enhanced by the current owner who has fitted the property with Phillips Hue Lighting, allowing any of the bulbs to be a natural light or any other colour along with various timing settings.

Upon entering the apartment is a spacious entrance hall with storage cupboards for shoes and coats. The main room is a fabulous kitchen/dining/sitting room with a triple aspect and attractive feature arched window. The kitchen has a range of fitted cupboards with ample, black marble effect, work surfaces, breakfast bar and integrated appliances including oven, hob, fridge/freezer, washing machine and tumble dryer. The spacious double bedroom benefits from fitted wardrobes and an en-suite bathroom. The bright en-suite bathroom has a bath with attractive 'waterfall' shower overhead, low level WC and basin. From the entrance hall is a work from home study which also has plumbing in place to be turned into a separate w/c with wash hand basin is desired.

The historic Oakhill Brewery was founded in 1767, and the site remained in use as a brewery until it finally closed in 1997. This sensitive redevelopment of the existing buildings breathes new life into the site, providing 25 beautiful new homes located in the very heart of Oakhill village. Excellent communal facilities

include a private gym, swimming pool and landscaped communal gardens for the residents' enjoyment. Most of the properties have been appropriately named after brewing terms. The Finings - A clearing agent for beer.

OUTSIDE

The property has use of the communal gardens, swimming pool, gym and has one allocated parking space.

TENURE

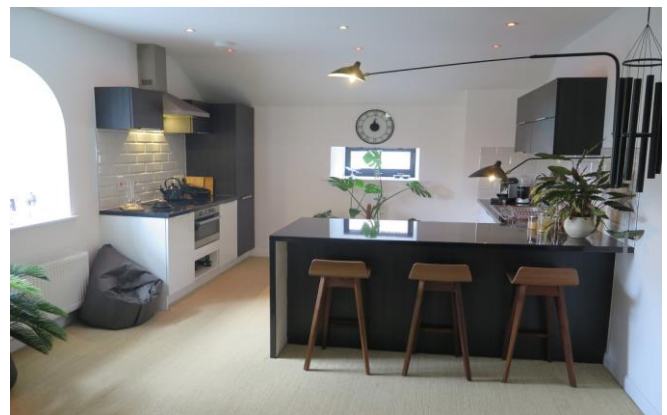
One 25th of the Freehold

Service charge currently £1,000 per annum and £185 for insurance for maintenance of communal areas, swimming pool, gym.

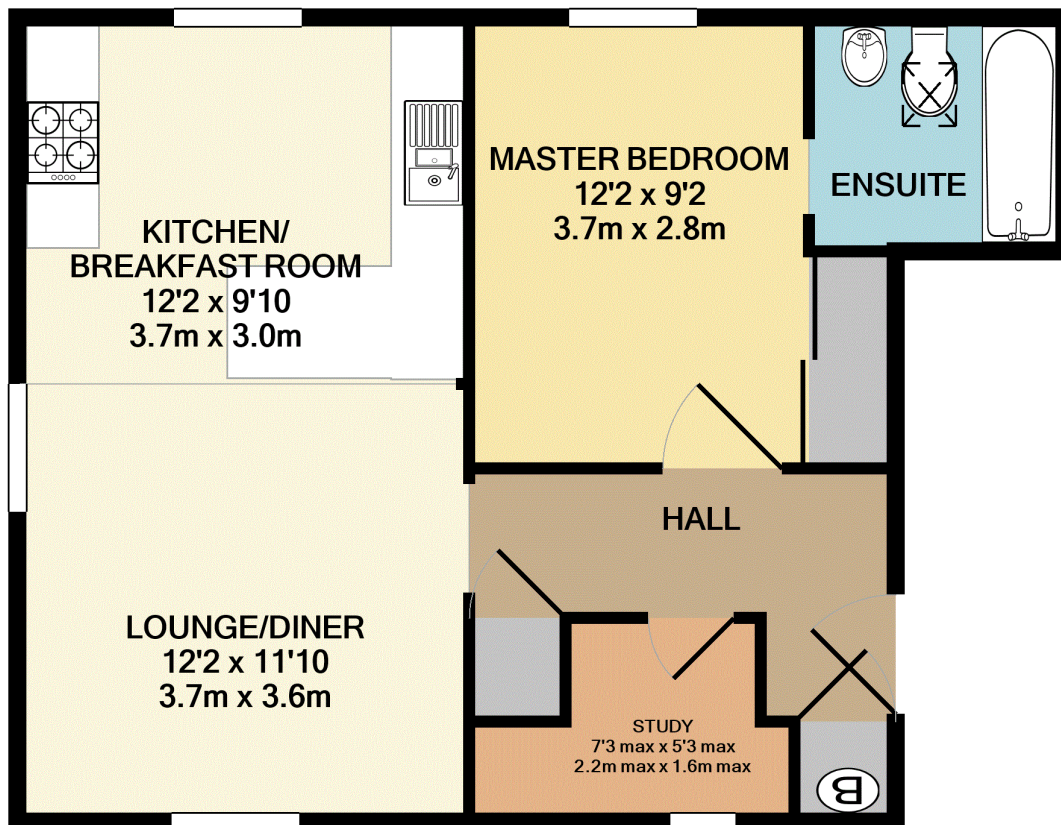
LOCATION

The pretty village of Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village, everyday needs are catered for in the Post Office/Village stores, doctors surgery, village churches, village hall and recreation field and two public houses. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School for Girls and Millfield at Street are also easily accessible.

REF:WELJAT04082021







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
 Made with Metropix ©2021



WELLS OFFICE

Telephone 01749 676524

19 Broad Street, Wells, Somerset, BA5 2DJ

wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

