

# 30 Homechime House

Priory Road, Wells, BA5 1SH

COOPER  
AND  
TANNER



**£85,000 Leasehold**

A bright, first floor retirement apartment set within the desirable Homechime House development for the over 55's. The development benefits from a residents' lounge, laundry room, communal gardens, house manager and pre-bookable guest suite. EPC:C

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#### DESCRIPTION

A bright, first floor retirement apartment set within the desirable Homechime House development for the over 55's. The development benefits from a residents' lounge, laundry room, communal gardens, house manager and pre-bookable guest suite.

Upon entering the property is an entrance hall, with a large, shelved store cupboard housing a small hot water tank. Leading from the hall is the spacious sitting/dining room with a large window overlooking the garden, wall lights and ample space for a dining table and chairs. The kitchen is fully tiled and has a range of fitted units, breakfast bar along with space for a cooker and fridge freezer. The double bedroom is a generous size with built-in wardrobes, wall lights and a lovely aspect overlooking the communal gardens, patio and central pergola. The shower room features a walk-in shower, toilet and vanity wash hand basin. All apartments benefit from Tunstall 'pull cord' call system for added piece of mind.

#### OUTSIDE

Ample parking is situated at the front of the building from Priory Road. The communal gardens are well established and can be accessed either from the residents' lounge which opens out to a patio seating area. There is an undercover area with charging for mobility scooters.

#### 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

#### TENURE

Leasehold Approximately 89 years remaining (as of 2023)

Service Charge – £2040.80 per annum

Ground Rent – £438.48 per annum

#### VIEWING

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

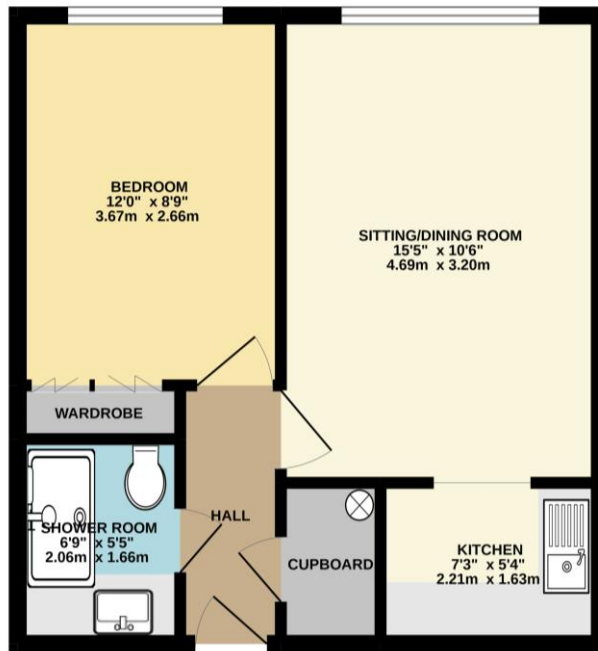
#### DIRECTIONS

From the Wells office continue along Priory Road towards the roundabout. The property can be found on your right hand side.

REF:WELJAT25052022



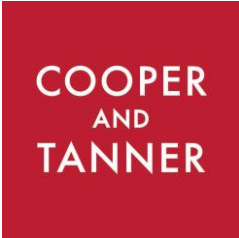




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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