



 2  1  1 EPC C

£249,950 Leasehold

24 The Cloisters
South Street
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 centre of Wells, just a stone's throw from the High Street. This home has undergone a complete transformation with new heating, electric, kitchen, shower room, bespoke shutters and decoration throughout. The Cloisters is 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 good size 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 sunny southerly aspect and an attractive apex window with bespoke shutters offering a stunning view over rooftops, gardens and to St. Cuthbert's Church. This bright 'L' shaped room naturally divides to provide a sitting area and a dining area. The sitting area has an electric fire as the focal point which the dining area has ample space for a dining table to seat 4 people along with bespoke storage topped with wooden worktops. The kitchen is beautifully finished with a range of fitted units, topped with Apollo worktops, integrated washing machine, electric hob, larder style cupboard and a fridge/freezer. A Velux window provides the kitchen with an abundance of natural light.

The larger of the two bedrooms, is a good size double with fitted wardrobes, coved ceiling and an apex dormer style window with bespoke shutters. The second bedroom, a smaller double, has a Velux window, a versatile room which could also be utilised as a separate dining room or study if required. The well-appointed newly fitted shower room comprises a large walk-in shower, w/c, wash hand basin, heated towel rail and storage.

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. The property benefits from an allocated parking space and there is visitor parking within the car park.

LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

SERVICE CHARGE

Service charge – Currently £1956.50 per annum.

The service charge includes, buildings insurance, grounds maintenance, external property maintenance, cleaning and maintenance of communal areas and house manager.

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:WELJAT27092023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (approx.93 Years remaining as of 2023)



Motorway Links

- M4
- M5



Train Links

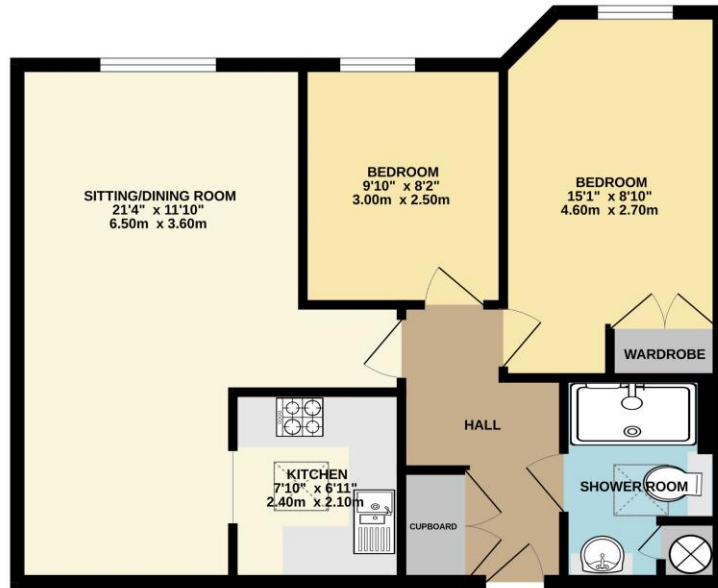
- Castle Cary
- Bath Spa
- Bristol Temple Meads



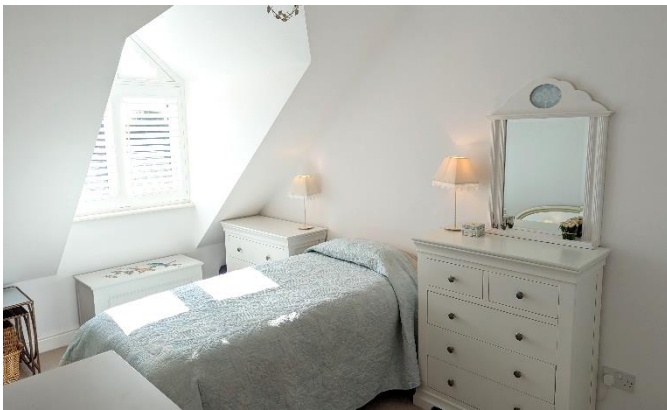
Nearest Schools

- Wells

SECOND FLOOR APARTMENT



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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