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£325,000
Share of Freehold

Flat 7, 24 Chamberlain Street
Wells
BA5 2PF

COOPER
AND
TANNER



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DESCRIPTION

A stunning ground and first floor, two bedroom duplex apartment with its own garden. Set within a beautiful, recently renovated and restored Georgian house in the very heart of the centre of Wells - within 200m of the High St, Cathedral and Market Place. The apartment benefits from an open plan living area, ensuite bedroom, family bathroom and a further double bedroom.

This handsome, Grade II listed house has been divided into separate apartments since 1937. Previously it had been used as both a convent and a school for young ladies. Having now been extensively refurbished and restored to exacting standards, all the apartments now offer the perfect balance of period features and modern convenience.

Upon entering via the front door is a generous communal hallway with an area for mail. Leading directly off the hall is an inner lobby and the front door to Apartment Seven. Upon entering the apartment is a hallway with well-appointed downstairs cloakroom comprising hidden cistern WC and wash basin. From the hallway is the spacious open plan sitting/dining/kitchen with attractive wood floor laid in a herringbone design. This light and spacious room benefits from high ceilings and three windows to the front, bathing the room in natural light. There is plenty of space for both a dining table and comfortable furniture whilst the beautifully designed 'U' shaped kitchen sits neatly to the rear of the space. Benefiting from a range of stylish white high gloss cupboards, the kitchen also features deep pan drawers, quartz worktops, an inset sink and integrated appliances including, fridge freezer, slimline dishwasher, Zanussi oven, microwave and induction hob. A full height larder unit, with hinged wire racks, provides plenty of storage whilst undercounter lighting illuminates the worktops and also provides a pleasant ambient glow.

From the hall stairs lead up to the first floor. Accessed from the stairs are two large cupboards, one a generous storage space and the other housing the pressurised hot water cylinder for the property. The principal bedroom is a good size double with a sash window to the front, with built-in window seat with hinged storage space, along with an ensuite shower room. The shower room comprises; shower enclosure with waterfall shower, hidden cistern WC, vanity wash basin and modern towel radiator. The second bedroom, again a double, also has a front aspect with storage window seats. The family bathroom features a 'P' shaped bath with marble effect tiles, waterfall shower overhead, a vanity wash basin, hidden cistern WC and modern towel radiator.

OUTSIDE

From the communal half landing, a glazed door leads to an external stone staircase, which in turn leads to gardens for all of the properties. The garden as a whole is divided to provide private gardens for each apartment. However, at the far end of the garden is a communal area with a pond. The garden for Apartment seven can be found along the path on the right hand side and is laid to lawn with a summerhouse and a newly planted hedge on the perimeter. The vendors have secured a permit parking space close to the property - which will be made available to the purchaser (the vendor is currently paying £984 per annum for this space)

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.

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.

SERVICE CHARGE

Currently £31.50 per month to cover cleaning of communal areas, buildings insurance, window cleaning and maintenance of central boiler.

VIEWING

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

DIRECTIONS

BY CAR - Please note there is no parking at the property. The nearest car parks are Union Street (BA5 2PU) and Waitrose Car park in Whiting Way (BA5 2PJ).

ON FOOT - From the Wells Office in Broad Street, turn right and continue to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street. As you reach the end of Union Street, into Chamberlain Street the property is directly in front of you.

REF:WELJAT12042023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: TBA

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



Train Links

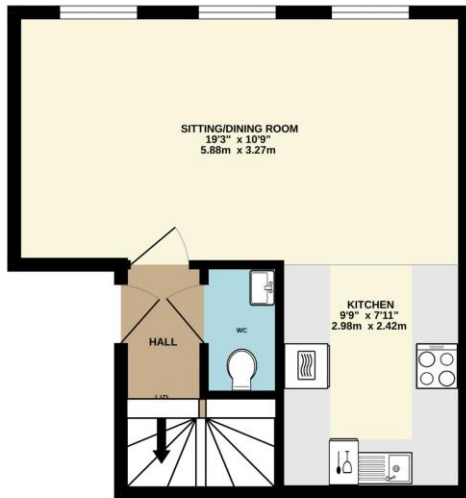
- Castle Cary
- Bath Spa
- Bristol Temple Meads



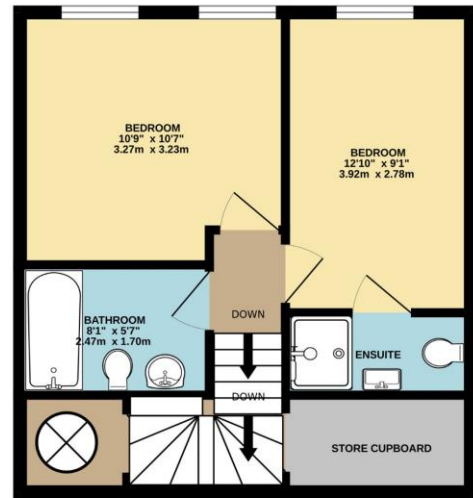
Nearest Schools

- Wells

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

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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