



 1  1  1 EPC D

£110,000 Leasehold

50 Homechime House
Priory Road
Wells, BA5 1SH

**COOPER
AND
TANNER**



50 Homechime Priory Road Wells, BA5 1SH

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DESCRIPTION

Set in the popular Homechime House, a development for the over 60's, is this dual aspect, second floor, one bedroom apartment. The development is within an easy and level walk of the city centre with the benefit of beautifully kept communal gardens, a residents' lounge, laundry room, house manager and various social events to get involved in. The apartment benefits from a 'Tunstall' pull cord emergency response system for added piece of mind and is offered with NO ONWARD CHAIN.

The accommodation comprises an entrance hall with a large walk-in cupboard for shoes and coats. The bright and spacious sitting/dining room is dual aspect with views over the gardens and is open to the kitchen which has its own window looking out over the trees with Glastonbury Tor in the distance. The kitchen features a range of units with a freestanding electric oven and space for a fridge/freezer. The double bedroom has a fitted double wardrobe and lovely view over the communal gardens. The shower room is fully tiled and features a walk-in electric shower, wash basin, toilet and fitted storage unit. The sitting room and bedroom are both south facing allowing both rooms to benefit from plenty of natural light.

OUTSIDE

Ample parking is situated at the front of the building from Priory Road. The attractive communal gardens are well established, well maintained and can be accessed from the residents' lounge.

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.

SERVICE CHARGE

Service Charge – currently £2568.00 per annum
Ground Rent - £438.68 per annum

VIEWING

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

DIRECTIONS

From the Wells office of Cooper and Tanner (Broad Street) continue along Priory Road towards the roundabout. The property can be found on your right hand side.

REF:WELJAT04032024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold – 88 years remaining as of 2024



Motorway Links

- M4
- M5



Train Links

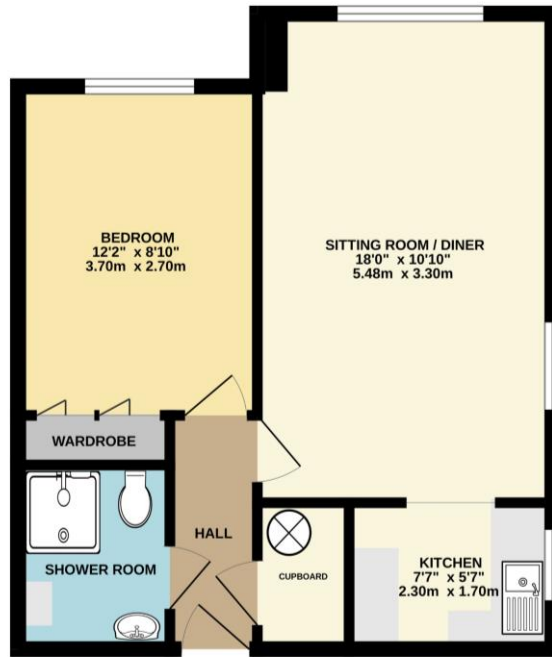
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

SECOND FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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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