



 1  1  1 EPC C

£146,950 Leasehold

22 Welsh Court
Wells
BA5 2GD

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious one bedroom apartment, the property would make for a fantastic investment or first time purchase. Situated on the ground floor, the property has lovely views over the communal grounds and trees to the front. The property benefits from a new gas boiler and heating system. Wells leisure centre is ideally located just a stone's throw away from the property.

A shared entrance provides access to the ground floor entrance hall where the property can be found on the left. Upon entering the property is a spacious entrance hall with two storage cupboards. The kitchen comprises a range wall and base of units with integrated electric cooker and gas hob along with space for a fridge/freezer and washing machine. The kitchen has a lovely aspect over gardens and has space for a small dining table to seat 2-4 people. The sitting/dining room is a spacious room with a westerly aspect over green space.

The bedroom is a generous sized double, again looking out over green space. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

Communal parking can be found at the front of the building along with an area of maintained grounds and trees.

To the rear of Welsh Court is a communal area for drying/storage which is paved and enclosed with fencing and shared with the three other properties in the building.

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.

VIEWING

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

DIRECTIONS

Proceed out of Wells on the A371 signposted Cheddar onto Portway. Take the second right into Charter Way. Proceed along Charter Way and take the third turning on the left into Welsh Court. The property can be found on the right. For the purposes of viewing a representative from Cooper and Tanner will meet you at the main entrance to the building.

SERVICE CHARGE

Service charge: Approx £200 per annum + Buildings Insurance

Ground rent: £10 per annum

REF:WELJAT08042024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Gas central heating (Newly fitted)

Services: Mains drainage, water, gas & electricity

Tenure: Leasehold (90 years remaining)



Motorway Links

- M4
- M5



Train Links

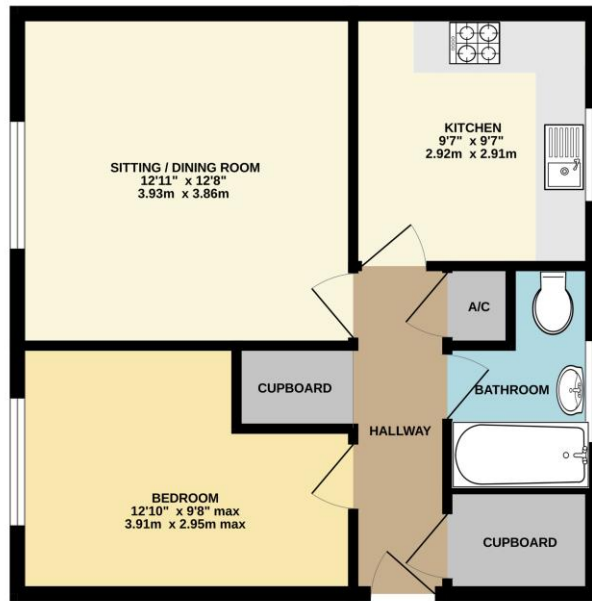
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CS204



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