



 1  1  1 EPC C

£150,000 Leasehold

18 Mondyes Court
Milton Lane
Wells, BA5 2QX

COOPER
AND
TANNER



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DESCRIPTION

Set within the ever-popular Mondyes Court sits this first floor one bedroom retirement apartment, presented in good order and offered with no onward chain. The property is conveniently placed in the main building, and all floors can be accessed via both stairs and a lift. The apartment also benefits from a door entry system and 'Tunstall' pull cord emergency response system for added piece of mind.

The accommodation comprises a spacious entrance hall with an airing cupboard. The sitting/dining room is a light and airy room with views to the front of the development. Double doors open from the sitting room into the kitchen which features a range of wall and base units, an eye level oven, electric hob, built in fridge and freezer along with a view from the kitchen sink over the development. The bedroom has the benefit of large built-in wardrobes with mirrored folding doors. The bathroom features a large walk-in shower, wash basin and toilet. Mondyes Court has the advantage of an active communal residents' lounge, laundry room, house manager and fully furnished and equipped pre-bookable guest apartment.

OUTSIDE

There are attractive well-tended gardens throughout the development with benches and seating provided. Electric gates lead into Mondyes Court where there is residents' parking (subject to availability). Residents also benefit from a storeroom and a covered area for the storage and charging of mobility scooters.

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. 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 CHARGES

Service charge - currently £3276.40 per annum
Ground Rent - £425.00 per annum

VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priors Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights, go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane and first left into Mondyes Court.

REF:WELJAT16032026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold (105 years remaining as of 2026)



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

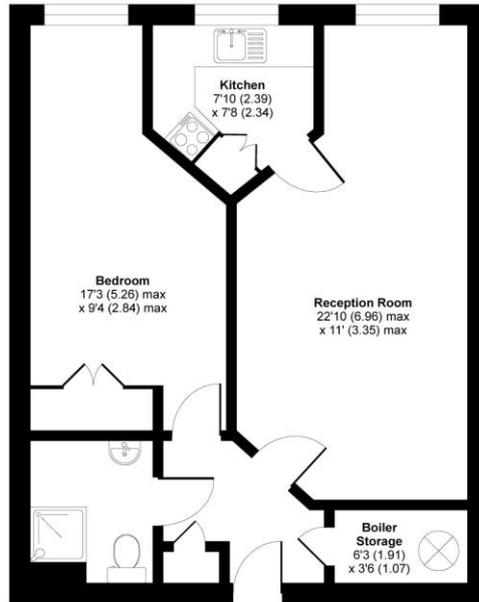


Nearest Schools

- Wells

Mondyes Court, Milton Lane, Wells, BA5

Approximate Area = 559 sq ft / 51.9 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1423985



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