



 1  1  1 EPC To follow

£165,000 Leasehold

45 Mondyes Court
Milton Lane, Wells
BA5 2QX

**COOPER
AND
TANNER**



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Wells, BA5 2QX

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DESCRIPTION

A spacious and well-presented one bedroom first floor apartment set within the desirable Mondyes Court development on Milton Lane, a short distance to the city centre. The property benefits from a door opening out to a Juliette balcony, residents parking, and no onward chain.

The accommodation comprises an entrance hall with a generous airing cupboard, housing the hot water tank and having storage shelving. The sitting/dining room is a light and airy room with wooden fireplace and inset electric fire. 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 an integral washing machine. The bedroom has the benefit of large built-in wardrobes with mirrored folding doors. The shower room is fully tiled and features a walk-in shower, vanity wash basin with storage beneath and toilet. Off the hall is a further cupboard housing the electricity meter and providing useful extra storage.

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

Electric gates lead into Mondyes Court where there is residents' parking (subject to availability). There are attractive well-tended gardens throughout the development with benches and seating provided, along with an attractive wooden pergola with seating area beneath. A covered area is for the storage and charging of mobility scooters.

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.

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 £3228.22 per annum
Ground Rent – To be advised

VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priory 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:WELJAT24072023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric storage heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (93 years remaining as of 2023)



Motorway Links

- M4
- M5



Train Links

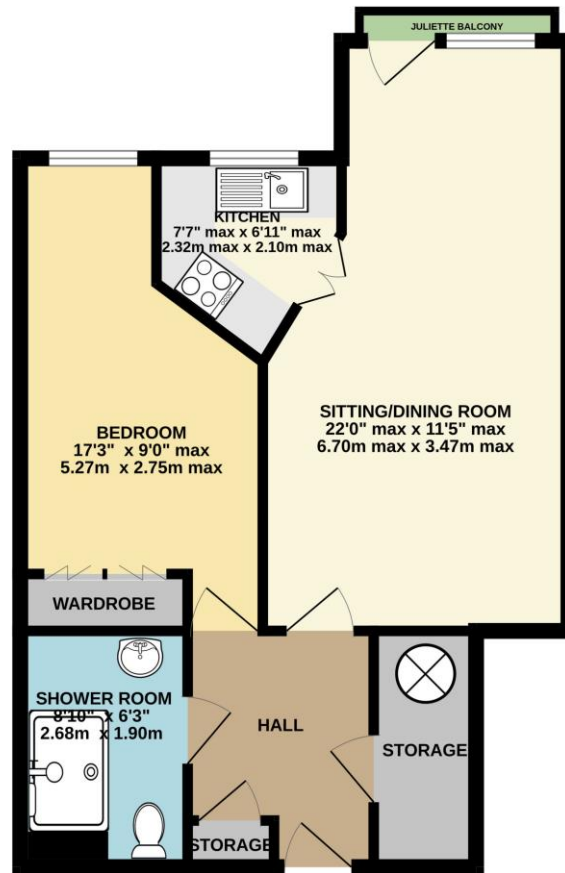
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

FIRST FLOOR APARTMENT
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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