

40 Homechime House

Priory Road, Wells, BA5 1SH

COOPER
AND
TANNER



£125,000 Leasehold

This charming top floor apartment set within the Homechime House development, exclusively designed for individuals aged 55 and above seeking a peaceful and comfortable living space. With its recent refurbishment, this apartment offers a fresh and modern ambiance to suit comfortable and convenient living.

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DESCRIPTION

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Upon entering the property is an entrance hall, with a large, shelved store cupboard housing a small hot water tank. Leading from the hall is the open plan sitting/kitchen/dinning room with a large window looking over the South facing aspect. The kitchen is fully tiled with a breakfast bar perfectly dividing the kitchen and living space, it has a range of fitted units an integrated appliances including oven, hob, microwave and full height fridge freezer all with neutral grey soft closing doors and drawers. The double bedroom is a generous, light space with wall lights, ceiling fan, Window with inset fitted blind along with built-in wardrobes. The newly fitted shower room features a large walk-in shower, WC, vanity wash basin, heated towel rail and a mirrored cupboard with a built-in motion sensor light. The apartment benefit from Tunstall 'pull cord' call system for added piece of mind.

Homechime house benefits from a house manager, communal residents' lounge, laundry room and a pre-bookable guest suite

OUTSIDE

Ample parking is situated at the front of the building from Priory Road. The communal gardens are well established and can be accessed either from the residents lounge which opens out to a patio seating area. There is an undercover area with charging for 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.

TENURE

Leasehold Approximately 87 years remaining (as of 2025)

SERVICE CHARGE

Service charge – currently £2321.82 per annum
Ground rent - £438.68 per annum

HEATING

Electric storage heating

SERVICES

Mains drainage, water and electricity are all connected

COUNCIL TAX

Band 'A'

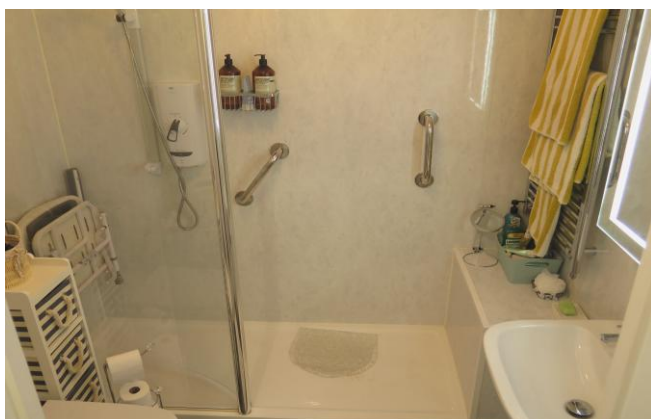
VIEWING

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

DIRECTIONS

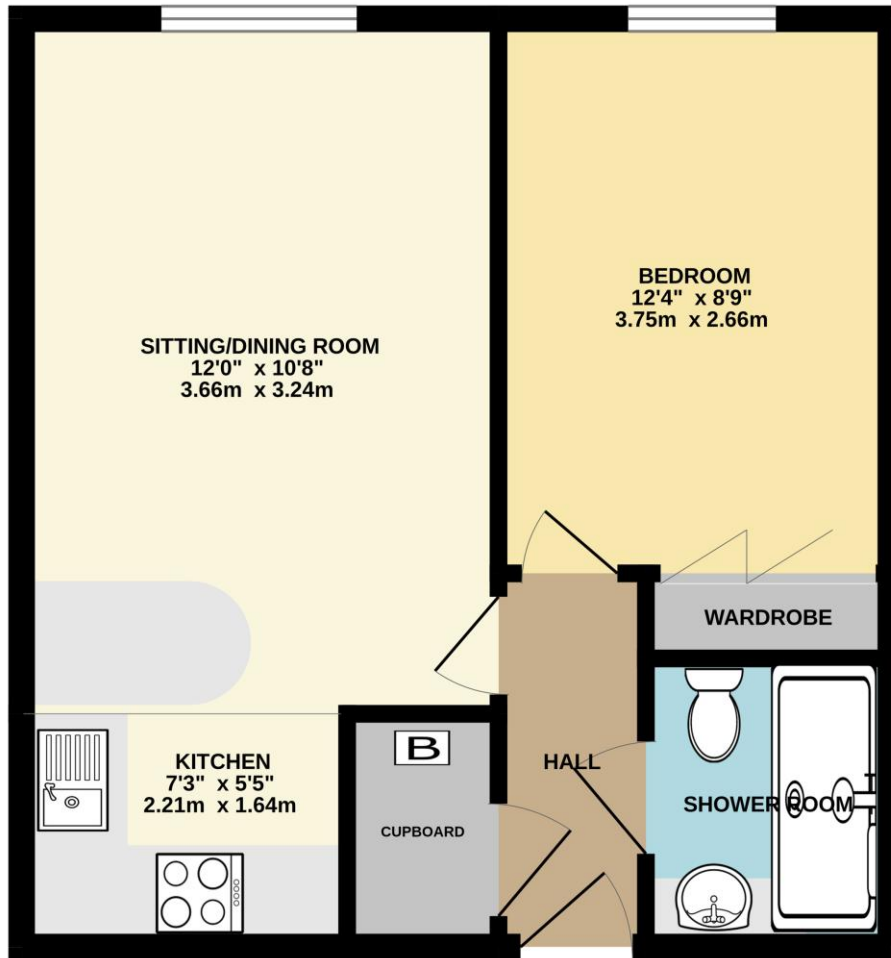
From the Wells office in Broad Street, continue along Priory Road towards the roundabout. The property can be found on your right hand side just before the roundabout.

REF:WELJAT04022025





SECOND FLOOR APARTMENT
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.0 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

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