



 2  1  2 EPC B

Leasehold £215,000

7 Sandford Gardens
Wells
BA5 2DR

**COOPER
AND
TANNER**



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DESCRIPTION

A delightful, light and airy two double bedroom first-floor apartment, featuring an en-suite master bedroom and views over the gardens. The property benefits from two allocated parking spaces, both visible from the master bedroom and the kitchen. Located in the heart of the city centre and offered with no onward chain, this is one of the largest apartments in the development, enjoying a splendid tree-lined outlook and presented throughout in an immaculate, neutral style.

Upon entering the property is a spacious entrance hall with two large storage cupboards. The sitting/dining room is open plan with a dual aspect view and with an abundance of natural light. The room can comfortably accommodate a table for six to eight people whilst still having ample space for a sitting area. The kitchen comprises a range of fitted units with electric oven, gas hob, space and plumbing for a washing machine, dishwasher and fridge/freezer.

From the hall are two double bedrooms, one looking over gardens to the front and the master bedroom having the benefit of an ensuite shower room, comprising a double tray shower, toilet, wash hand basin and heated towel rail. The main bathroom comprises a bath with shower attachment, toilet, wash hand basin and heated towel rail.

OUTSIDE

Sandford Gardens is situated within a short walk to the High Street and all the amenities that Wells has to offer. Unlike most properties in the development the apartment has two allocated parking spaces which are close to the main door into the building. Communal gardens are situated on the south side of the building with wooden benches for seating. A communal bike shed is also available to all residents.

SERVICE CHARGES

Service Charge- currently £1567.80 per annum
Ground Rent £330 per annum

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

From the Wells Cooper and Tanner office continue along Broad Street into Priory Road, Turn left onto Princes Road and the traffic lights turn left onto Tucker Street. Take the second left onto West Street and follow the road round to the right and take the first right onto Sandford Gardens.

REF:WELJAT18022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Leasehold - circa.139 years remaining (as of 2025)



Motorway Links

- M4
- M5



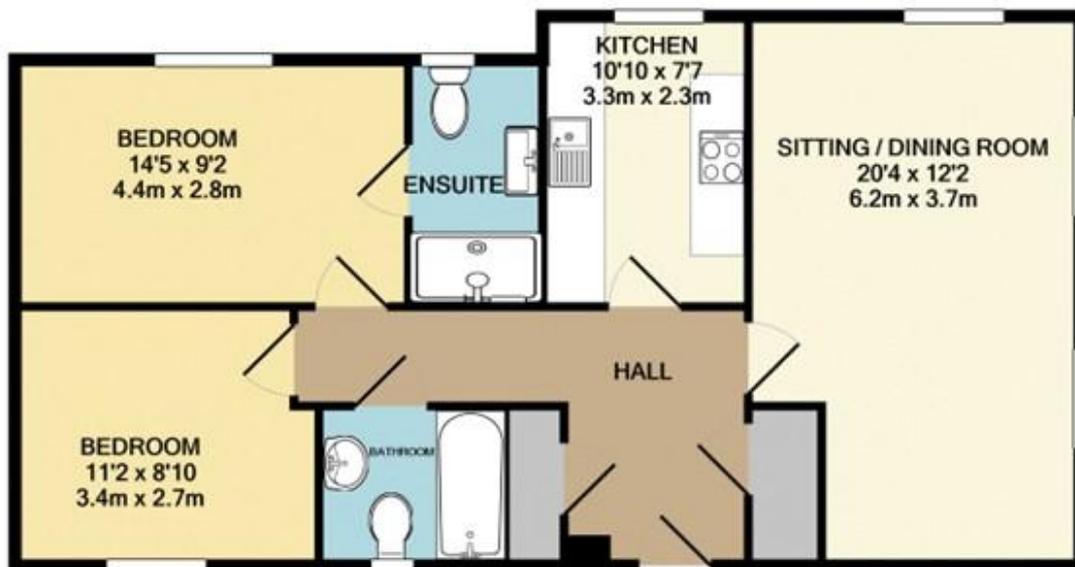
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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