



 3  1  1 EPC To follow

Freehold £350,000

11 Melbourne House Mews
Wells
BA5 2PG

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid three bedroom property situated in the central and desirable Melbourne House Mews with communal gardens, parking and no onward chain. The house has been within the same ownership for 25 years and is presented in an immaculate condition throughout whilst still offering scope to place your own mark. Situated in a central location, the property is within easy walking distance of all the amenities that Wells has to offer it is also peaceful and tucked away from any busy roads.

Upon entering the house is an entrance hall with space for shoes and coats and a downstairs w/c with wash hand basin. The kitchen/breakfast room benefits from a sunny west facing aspect and features an array of fitted units, space and plumbing for white goods, electric oven, gas hob and a fold down table to seat two to three people. The sitting/dining room is a spacious room with a serving hatch from the kitchen, ample space for comfortable seating and a dining table to seat four to six people, whilst also having a lovely aspect over manicured gardens.

To the first floor are three bedrooms; two double bedrooms and a good sized single bedroom. The family bathroom comprises; a bath with shower above, toilet and wash hand basin. Both of the double bedrooms are equal in size and have a lovely view overlooking gardens. The single bedroom is a perfect guest room but could equally be used as a marvellous home office if desired with a window facing west to benefit from the afternoon sun.

OUTSIDE

The development has a parking area with a space allocated for number 11 and ample guest spaces. To the front of the property, facing South, is an area of lawn with spring planting and place for a bench. A pathway leads to a secluded communal garden which is mainly laid to lawn with mature

trees, flowers and shrubs, a perfect space for relaxing, reading and enjoying the sunshine.

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.

SERVICE CHARGE

There is a service charge is currently £300 per annum for maintenance of communal areas and communal garden.

VIEWING

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

DIRECTIONS

On Foot - from our office in Broad Street, turn right and walk along Broad Street into the High Street. At the zebra crossing, cross over and continue straight ahead into Union Street. At the far end of Union Street to left onto Chamberlain Street. Continue for approx. 25m and cross over to Melbourne House. Melbourne House Mews can be found to the rear of Melbourne House.

REF:WELJAT25032024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

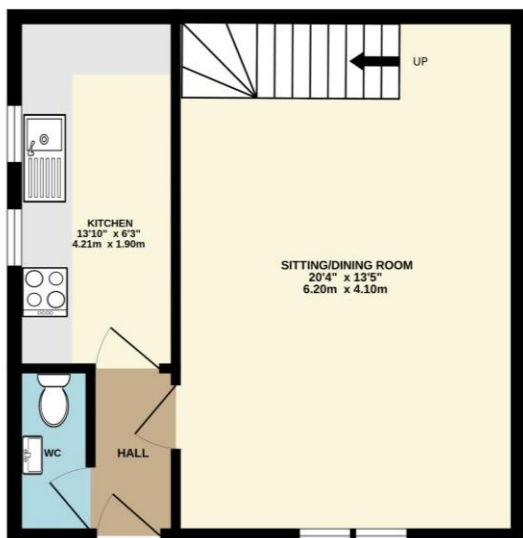
- Castle Cary
- Bath Spa
- Bristol Temple Meads



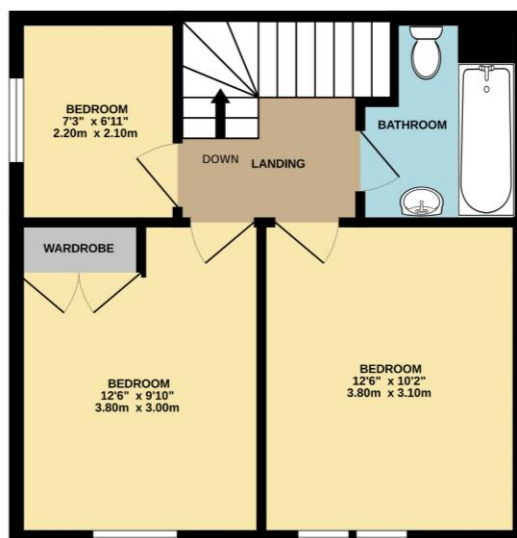
Nearest Schools

- Wells

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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