



 2  1  1 EPC B

£225,000 Leasehold

14 Mondyes Court  
Milton Lane  
Wells, BA5 2QX

COOPER  
AND  
TANNER



# 14 Mondyes Court Milton Lane Wells, BA5 2QX

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### DESCRIPTION

Set within the ever-popular Mondyes Court sits this spacious two bedroom ground floor retirement apartment presented in an immaculate order with no onward chain. The apartment also benefits from a private patio area and 'Tunstall' pull cord emergency response system for added piece of mind. The apartment is in excellent decorative order and ready to move straight into

The accommodation comprises an entrance hall with a cupboard suitable for coats and shoes along with a large airing cupboard with additional storage space. The spacious sitting/dining room is a light and airy room with a door opening to a private patio with space for a bistro dining table and chairs. Double doors open from the sitting room into the kitchen which features a range of wall and base units, an integrated oven, electric hob, integrated dishwasher and space for a fridge freezer. The kitchen sink is positioned in front of the window with views over the communal garden.

The first of the bedrooms, a generous double, has fitted wardrobes and views out over the garden. The second double bedroom also overlooks the gardens. The shower room features a double walk-in shower with wash hand basin, toilet and heated towel rail.

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. Residents also benefit from a storeroom and a covered area 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: Currently £3068 per annum  
Ground rent: £495 per annum

### VIEWING

is 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:WELJAT12062024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Electric storage heaters

**Services:** Mains drainage, water and electricity

**Tenure:** Leasehold (108 years remaining)



#### Motorway Links

- M4
- M5



#### Train Links

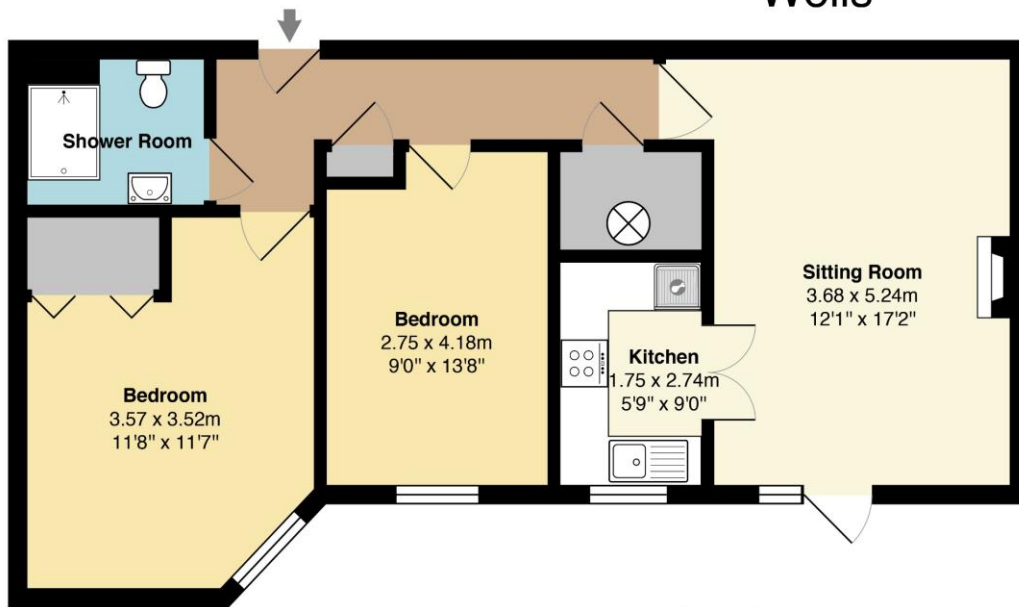
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

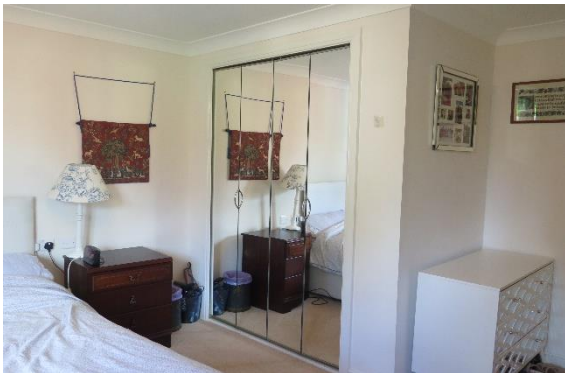
- Wells

# 14 Mondyes Court, Wells



Approximate gross internal floor area - 67.9 m<sup>2</sup> / 731 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.



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