



 2  2  1 EPC C Offers Over £200,000 Leasehold

14 The Cloisters
South Street
Wells, BA5 1SA

COOPER
AND
TANNER



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DESCRIPTION

A well-presented two bedroom first floor apartment with a sunny southerly aspect and no onward chain. The property is situated in the desirable development of The Cloisters and within easy reach of the city centre. Within the development is a house manager, a communal lounge with regular events and beautifully kept gardens which surround the building.

Upon entering the apartment is a spacious entrance hall with storage cupboards for coats and shoes. The main living accommodation is open plan with a large dual aspect sitting/dining room featuring an abundance of natural light and views over gardens. The kitchen comprises a range of wall and base units, space for an electric cooker, space for a washing machine and a fridge/freezer.

The main bedroom is a generous size with and benefits from fitted wardrobes. A further bedroom could be used as a good sized single, study or separate dining room if desired. The shower room features a walk-in shower, toilet, wash hand basin along with an airing cupboard for additional storage.

The property benefits from a door entry system and 'Tunstall' pull cord system for added peace of mind.

OUTSIDE

There are attractive and well maintained communal gardens to the development with areas of lawn, hard landscaping and beds planted with shrubs and flowers. Benches are dotted around the garden. There is a store at the far end of the car park which can be used to park and charge mobility scooters. Visitor parking is available in the car park and residents' parking spaces are allocated.

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.

VIEWING

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

SERVICE CHARGES

Service charge - currently £1956.50 per annum. The service charge includes buildings insurance, grounds maintenance, external property maintenance, cleaning and maintenance of communal areas and house manager. Ground rent: £290 per annum

DIRECTIONS

From our office in Broad Street turn left in St. John's Street. Continue along St. John's Street and at the end of the road turn left into South Street. Continue for approx. 50 metres and take the first right into The Cloisters.

REF:WELJAT231122

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric Storage heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

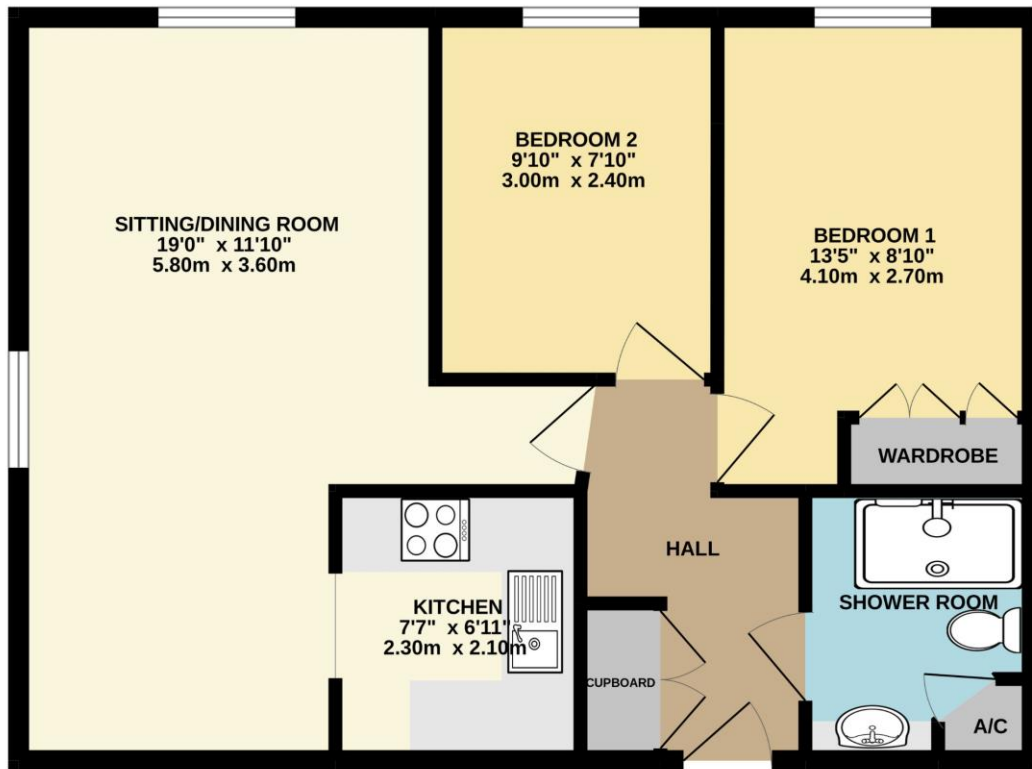
- Castle Cary
- Bath Spa
- Bristol Temple meads



Nearest Schools

- Wells

FIRST FLOOR APARTMENT
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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AND
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