



11 Anseres Place, Wells, BA5 2RT

Offer Over £300,000 Long Leasehold

COOPER
AND
TANNER



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Offers Over £300,000 Long Leasehold

DESCRIPTION

Tucked away in an exclusive gated development, in the very heart of the city, just off the Market Place, is this beautifully presented first floor apartment. Converted in 2003, this spacious apartment has the perfect balance of character features and modern convenience. The communal courtyard style gardens are well-maintained with a water feature, an array of planting along with several seating areas and are an oasis of calm in the centre of this vibrant city. An allocated parking space can be accessed from the rear of the development.

An external wooden staircase leads to the first floor and to a secure entrance door, giving access to four apartments. Inside, the property can be found to the left on the first floor.

Upon entering the property is a generous entrance hall with wooden floor and two useful store cupboards. The first houses the electrical consumer unit and has plenty of space for day to day storage, the second offers additional storage space. At the far end is the main open plan living space. This bright and spacious room has original beams, wooden floor, and three large bay windows flooding the room with natural light. The room naturally divides into kitchen, dining and comfortable seating area. The kitchen,

with peninsula unit, is 'U' shaped and has wooden Shaker style units all topped with quartz worktops. There is plenty of storage along with fully integrated appliances including a dishwasher, washing machine and under-counter fridge and freezer, along with a built-in electric oven and hob. Dividing the kitchen to sitting room, is space for a dining table to seat four to six people. The sitting area features a wooden fireplace with inset gas fire as the focal point, and to one side having bespoke fitted units.

The principal bedroom is a good size double with built-in mirrored wardrobes and an ensuite 'Jack and Jill' bathroom. The high specification bathroom is fully tiled, comprising a bath, shower cubicle, WC and vanity wash basin along with underfloor heating and built-in storage. The second bedroom, again a good sized double, is a bright room with a window overlooking the gardens.

OUTSIDE

From the Market Place, a secure glazed oak door leads to the communal gardens with an attractive mix of flagstone and cobbled paving, raised beds of mature planting, a fishpond with water feature and several seating areas. A cobbled footpath, with outdoor lighting, leads through the gardens to









OUTSIDE (continued)

the rear of the development where there is an allocated parking space. The parking space is accessed via electric gates from Carlton Mews, just off of South Street.

An external staircase leads from the gardens to the first floor and a secure communal door leading to four apartments.

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 including The Blue School – an excellent secondary school. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as Wells Cathedral School, All Hallows Prep School, Downside 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

Currently £2712 per annum
There is no ground rent payable.

VIEWING

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

DIRECTIONS

On Foot - From our office in Broad Street, walk up the High Street towards the Market Place. Anseres Place can be found on the right hand side just after the Edinburgh Woolen Mill and opposite The Conduit. For the purposes of viewing our representative will meet you at the front entrance (Market Place) of Anseres Place.

By car - as the property is in the city centre, please park in any of the central car parks and follow directions to the Market Place, where Anseres Place can be found on the right hand side just after the Trespass shop and opposite The Conduit. For the purposes of viewing our representative will meet you at the front entrance (Market Place) of Anseres Place.

REF:WELJAT28062025



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Long Leasehold - circa 977 years remaining as of 2025



Motorway Links

- M4
- M5



Train Links

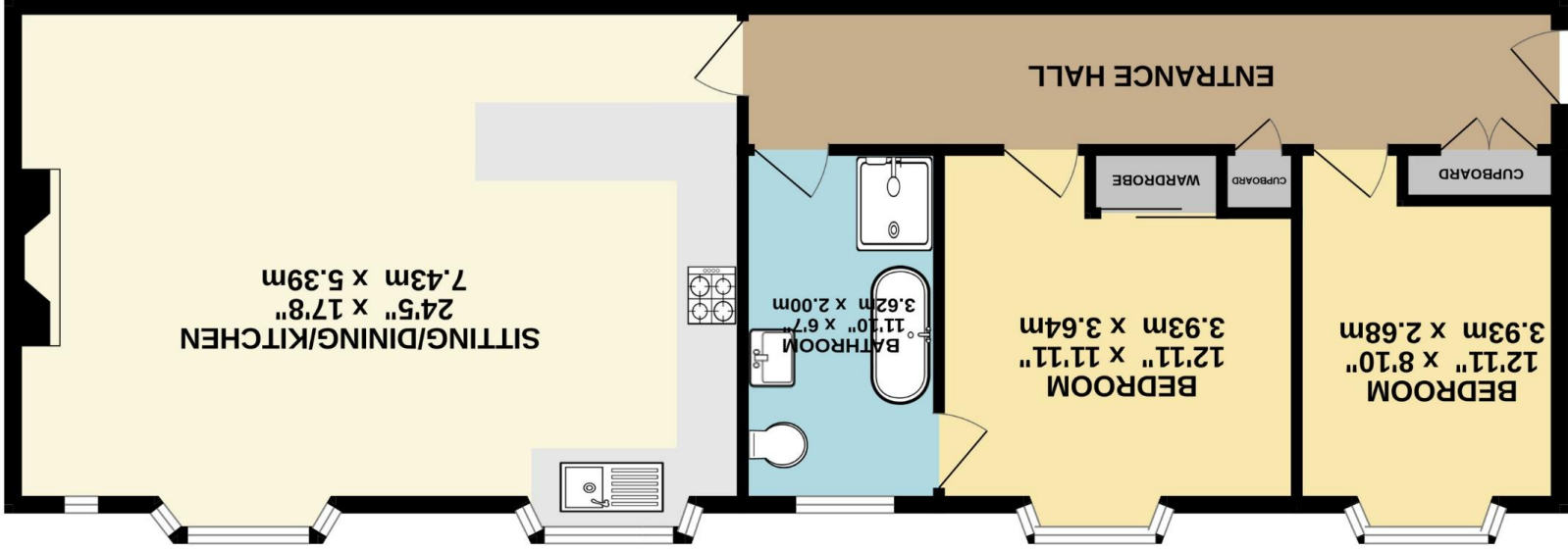
- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells

FIRST FLOOR APARTMENT



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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AND
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