



 2  1  1 EPC C

£170,000 Leasehold

11 Alfred Court,
Gate Lane,
Wells, BA5 1DJ

**COOPER
AND
TANNER**



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DESCRIPTION

Tucked away on a quiet lane is this purpose-built development of apartments. Number 11 is a bright and spacious, two bedroom first floor apartment just a short walk from the centre of Wells.

The property comprises an entrance hall with stairs that rise to the first floor. The sitting/dining room is a good size and has a large bay window which makes the perfect spot for a dining table and offers views towards St Cuthberts Church and Wells Athletic Ground, the room is double height at one end with an attractive galleried mezzanine at the other. The kitchen is open plan to the sitting/dining room but is neatly arranged to one end. The kitchen has light wood effect units with an integrated fridge, freezer, electric oven, gas hob and a washing machine. A door leads through to a hallway, where two double bedrooms and the bathroom can be found. The bathroom is well-appointed with WC, vanity basin and bath with overhead shower and has travertine style honey coloured tiling throughout.

Stairs rise again to the galleried mezzanine level which offers a myriad of uses, the current owners use it as a study area but it could be an occasional bedroom or hobby room - or all three. Velux windows flood the space with natural light.

OUTSIDE

An allocated parking space also comes with the property.

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

Service Charge - Currently circa. £1300 per annum
Ground Rent - £250 per annum

VIEWING

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

DIRECTIONS

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the East Somerset Way (A371). Take the first right into Rowdens Road and then the second right into the main part of Rowdens Road and then immediately left into Gate Lane. Continue for approx. 100m at take the next right into Alfred Court.

REF:WELJAT14062024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating and underfloor heating

Services: Private drainage via septic tank, water, gas & electricity

Tenure: Leasehold – 113 years remaining



Motorway Links

- M4
- M5



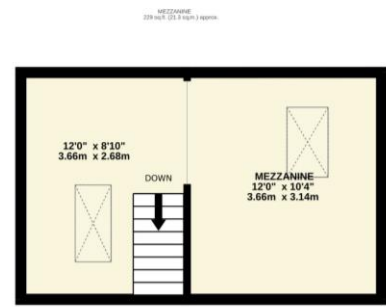
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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