



 1  1  1 EPC C

£92,500 Leasehold

17 Homechime House
Priory Road
Wells, BA5 1SH

**COOPER
AND
TANNER**



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DESCRIPTION

Set in the ever-popular Homechime house, a retirement development for the over 60's in the heart of Wells, is this one bedroom ground floor apartment, benefiting from direct access to the communal gardens at the rear. The property is well-laid out and comprises; a sitting/dining room, kitchen, shower room and one double bedroom. The development benefits from beautifully kept communal gardens, a residents' lounge, laundry room, pre-bookable guest suite, house manager and various social events to get involved in.

Upon entering the apartment is a hall with a large, shelved store cupboard housing the hot water cylinder, hot water tank along with space for shoes and coats. The sitting/dining room is a good size with a window and a glazed door leading out to the communal gardens, two wall lights and an arch leading through to the kitchen. There is ample space for a small dining table as well as sitting room furniture. The kitchen has a range of wall and base units, stainless steel sink and space for both a fridge/freezer and freestanding cooker. The bedroom again has a view out to the communal gardens along with having wall lights and a built-in wardrobe. The shower room is fully tiled with a notably large walk-in shower, toilet and wash basin with storage beneath. The property also benefits from a 24/7 emergency pull cord system for added peace of mind.

OUTSIDE

Residents' parking is situated at the front of the building from Priory Road. The attractive communal gardens are established, well-maintained and can be accessed from both

the apartment, with a small 'personal patio' area, and the residents' lounge. There is also an area to park and charge mobility scooters.

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 and several churches. 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

Ground Rent: £438.68 per annum
Service Charge: Circa. £2341.64 - per annum

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street, continue along Priory Road towards the roundabout. Homechime can be found on your right hand side.

REF:WELJAT24012024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Electric storage heaters

Services: Mains drainage, water and electricity

Tenure: Leasehold – 88 years remaining as of 2024



Motorway Links

- M4
- M5



Train Links

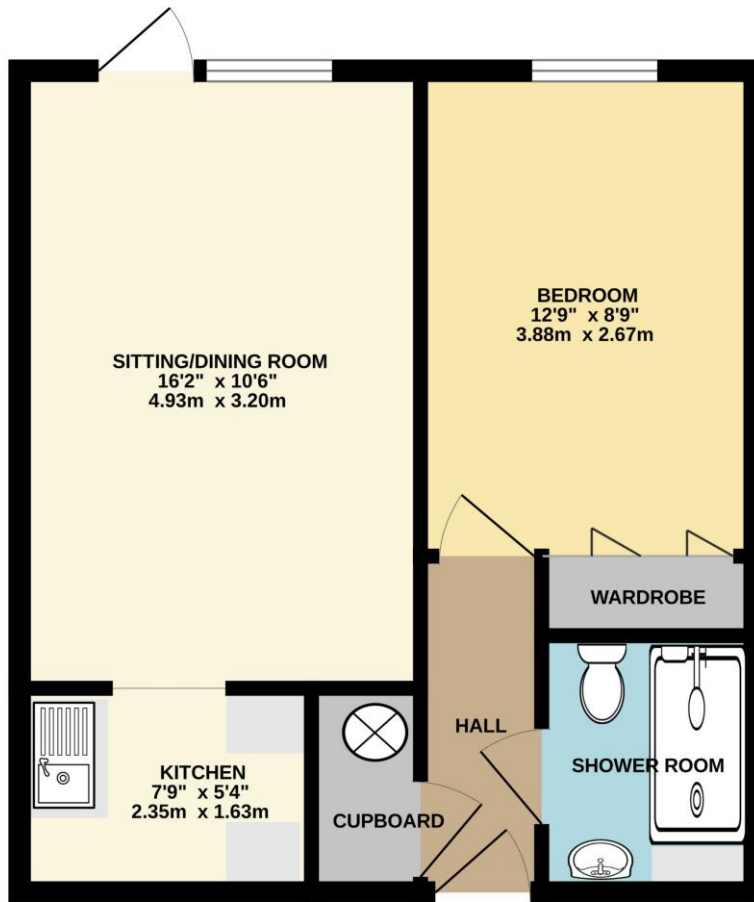
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 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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