



 2  1  1 EPC B

£220,000 Leasehold

11 The Cloisters
South Street
Wells, BA5 1SA

**COOPER
AND
TANNER**



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DESCRIPTION

A beautifully presented two bedroom first floor retirement apartment with a lovely aspect over playing fields towards the Bishops's Barn and offered with no onward chain. The property has been recently re-decorated throughout and benefits from new electric radiators. Situated in the desirable development of The Cloisters, just a stone's throw from the High Street and historic 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 featuring a large sitting/dining room with a large window overlooking the communal gardens and benefiting from lovely views over the park towards the Cathedral. The kitchen comprises a range of wall and base units, space for an electric cooker, space for a washing machine, slimline dishwasher and fridge/freezer.

The main bedroom is a generous size with lovely views towards the Bishop's Barn and benefiting from triple fitted wardrobes. A further bedroom could be used as a good sized single, study or separate dining room if desired. The bathroom features a large walk-in shower, toilet, wash hand basin with storage 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 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.

SERVICES CHARGES

Service charge: Currently £2088 per annum
Ground rent: £290 per annum

VIEWING

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

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:WELJAT31102023

Local Information Wells

Local Council: Somerset

Council Tax Band: D

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Leasehold (92 years remaining as of 2023)



Motorway Links

- M4
- M5



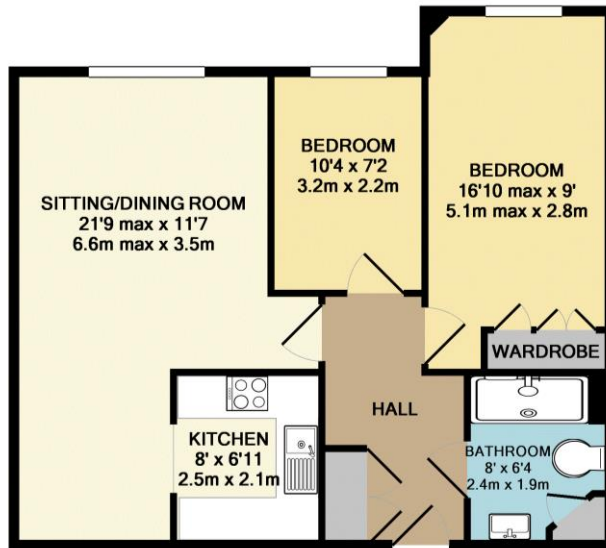
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple meads



Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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