





£85,000

At a glance...

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**holland
& odam**

36 Homechime House
Priory Road
Wells
Somerset
BA5 1SH

TO VIEW
55 High Street, Wells,
Somerset BA5 2AE
01749 671020
wells@hollandandodam.co.uk



Directions

From the High Street proceed into Broad Street and then into Priory Road. Homechime House can be found on the right hand side.

Services

Mains electricity, water and drainage are connected.
Electric storage heaters.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
90 years remaining on lease (as of 2022)
Management Charges £2,341.22 per annum
Ground Rent approximately £438.68 per annum



Location

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

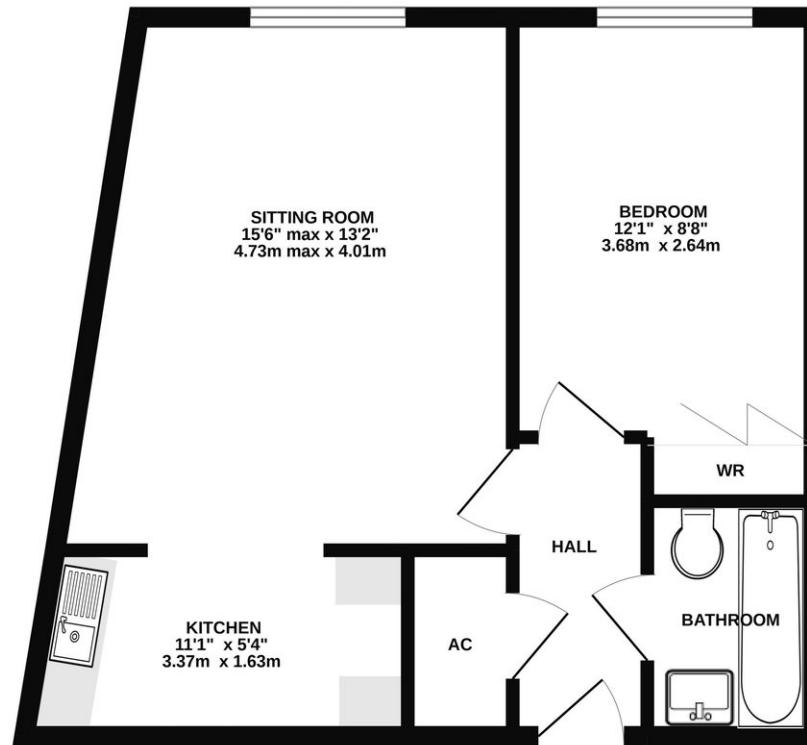
Insight

Offered for sale with no onward chain is this first floor flat for the over 60's within easy reach of the city centre and enjoying lovely communal gardens and residents' parking. Other facilities include a communal lounge, laundry, emergency call system and a development manager overseeing the smooth running of the building.

- No onward chain
- First floor flat for the over 60's
- Communal facilities include a large residents' lounge, laundry and well tended garden
- Residents parking (subject to availability)
- 24/7 manned emergency call system for peace of mind
- Easy level walk into the city centre
- Development manager to oversee the smooth running of the building



FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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