

# 1 Homechime House

Priory Road, Wells, BA5 1SH



**£140,000 Leasehold**

A beautifully renovated ground floor apartment set within the desirable Homechime House development for the over 55's. The property has been transformed by the current owner who has had the property refurbished to a high standard throughout including new kitchen, shower room, doors, carpets, electrics and heating.

# 1 Homechime House Priory Road Wells, BA5 1SH

 1  1  1 EPC D

---

**£140,000 Leasehold**

## DESCRIPTION

A beautifully renovated ground floor apartment set within the desirable Homechime House development for the over 55's. The property has been transformed by the current owner who has had the property refurbished to a high standard throughout including new kitchen, shower room, doors, carpets, electrics and heating. The apartment has its own private access, is a level walk into the city centre and is offered with no onward chain.

Upon entering the property is an entrance hall leading to a spacious dual aspect sitting/dining room with a door opening out to the garden and ample space for a dining set and chairs. The kitchen has been finished to a high quality with a range of fitted units topped with granite work surfaces, eye level electric oven and microwave, electric hob and built-in fridge/freezer. The double bedroom is a generous size with fitted wardrobes and a lovely aspect overlooking the front gardens which wrap around the building. The shower room features two sets of lights for a choice of more ambient lighting, a shower, toilet, wash hand basin, heated towel rail and storage.

## OUTSIDE

Ample parking is situated at the front of the building from Priory Road. The communal gardens

are well established and can be accessed either from the sitting room or the residents lounge which opens out to a patio seating area.

## LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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

## TENURE

Leasehold  
91 years remaining (as of 2021)

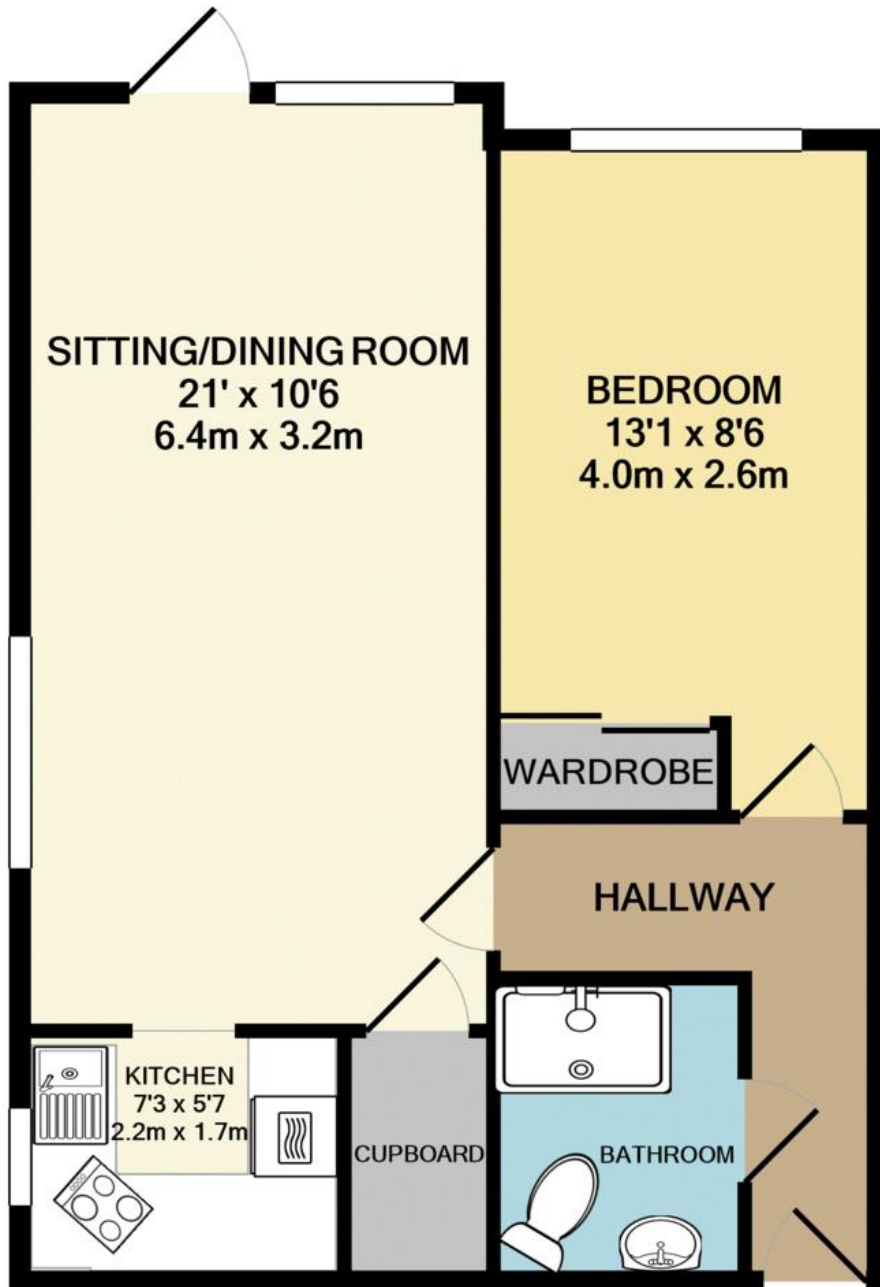
## SERVICE CHARGE

Service charge: Currently £2021.32 per annum  
Ground rent: £438.68 per annum

REF:WELJAT20072021

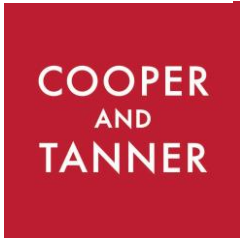






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
 Made with Metropix ©2021

WELLS OFFICE  
 Telephone 01749 676524  
 19 Broad Street, Wells, Somerset, BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

