



Sheldon Mill, Wells - 2 Bed First Floor Flat



Sheldon Mill, Wells, BA5 2LL

£185,000 Leasehold

No Onward Chain. Located within short walking distance to the local supermarket, bus station and High Street. Comprised of a fitted kitchen with integrated oven and gas hob, gas central heating, double glazed windows and allocated parking. EPC-C, Council Tax Band-B.



Communal Entrance

Phone Intercom to the flat and a communal stairway leading up to the flat.

First Floor

Hallway

Doors leading through to:

Living Room - 10' 3" x 17' 6" (3.12m x 5.34m)

Dual aspect living room with double glazed windows with radiators below, an electric fire with cream painted wood surround.

Kitchen - 11' 7" x 6' 2" (3.53m x 1.88m)

Rear aspect fitted kitchen with wall and base units, double glazed window above the stainless steel kitchen sink and drainer with mixer tap and 1.5 bowl. Integrated oven and gas hob, space for dishwasher, washing machine and fridge freezer. Radiator with towel rail above.

Bedroom 1 - 11' 11" x 7' 8" (3.62m x 2.34m)

Front aspect bedroom with double glazed window and radiator.

Bedroom 2 - 9' 9" x 7' 8" (2.98m x 2.34m)

Front aspect bedroom with double glazed window and radiator.

Outside

Allocated parking space.

Lease and Service Charges

The term of the lease is 999 years from 2003

Service charge - TBA

Ground rent - £75 per annum

Local Area

Wells is home to plenty of local shops, pubs, supermarkets, fitness centre, cinema, restaurants, Wells Cathedral, The Bishop's Palace & Gardens and parks.

Local Schools Include:

- St Cuthbert's CoE Primary School
- The Blues School
- Wells Cathedral School

Transport: Bus Links from Wells Bus Station to Bristol - Glastonbury - Street - Taunton - Bridgwater

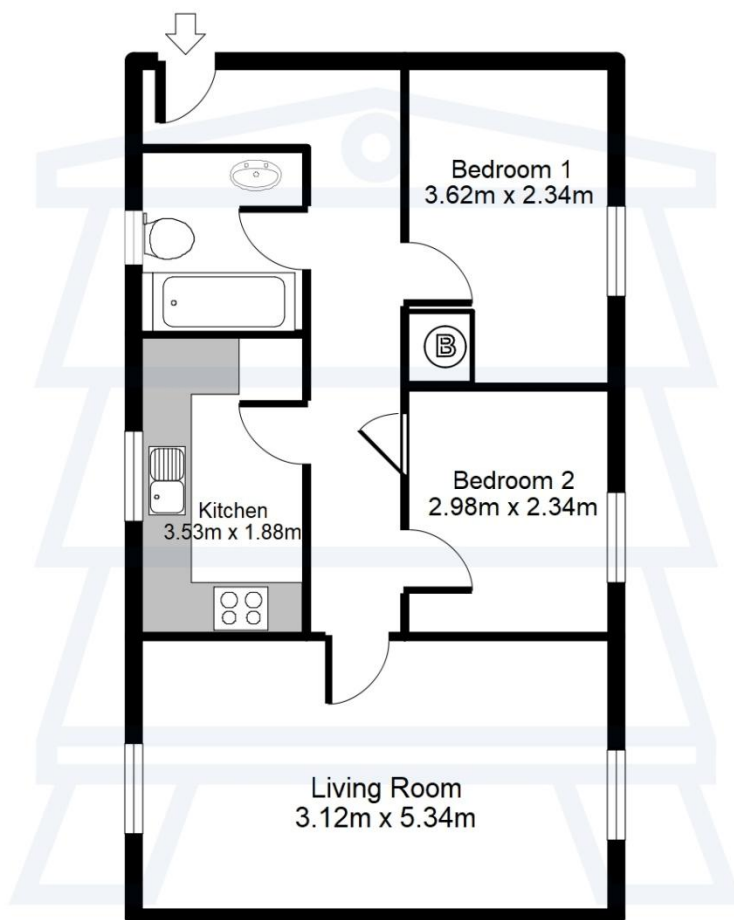
Castle Cary Train Station is about 12 miles from the property with direct lines to London Paddington - Bristol - Plymouth - Exeter - Weymouth

The Property Ombudsman - Busybee Lettings & Sales are a member of The Property Ombudsman <https://www.tpos.co.uk>

- No Onward Chain
- Two Double Bedrooms
- Within Short Walking Distance To Local Amenities
- Fitted Kitchen with Integrated Oven & Hob
- Double Glazed Windows & Gas Central Heating
- EPC - C
- Council Tax Band - B £1,775.31 (2023/24)
- Allocated Parking Space
- 999 Year Lease from 2003



Busybee
Lettings
& Sales



*All room measurements and layouts are approximates.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Viewings are strictly through Busybee Lettings & Sales, if you would like to arrange a viewing then please contact us by either calling our office or email.

Office: 01458 898008

Email: sales@busybeelettings.co.uk

Office Hours: Mon. To Fri. 9am to 5pm, Sat 9am to 12pm.

129 High Street, Street, Somerset BA16 0EX

