A well presented apartment arranged over the first and second floor of this purpose built development in the very heart of the city of Wells. Enjoying some pleasant views over the city and to the Cathedral the property also benefits from a garage and is offered for sale with no onward chain.

The accommodation comprises communal hall leading to entrance hall with storage cupboards, cloakroom, double aspect sitting room, fitted kitchen, two double bedrooms (both with built-in wardrobes) and a bathroom. Economy 7 heating. Double glazed windows. Communal garden. Garage and visitor’s parking. Energy Efficiency Rating = E
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. At the very heart of the city is the medieval Cathedral, Bishop’s Palace and Vicars’ Close (reputed to be the oldest surviving residential street in Europe).

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.

Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

DIRECTIONS
From the High Street proceed into Broad Street and turn left into St John Street. Turn left into South Street and Carlton Mews can be found at the far end with 37 Carlton Mews straight ahead.

ACCOMMODATION
All measurements are approximate.

Communal hall shared with two other properties. Solid wood door to:

ENTRANCE HALL
Stairs to first floor. Understairs cupboard. Cloaks cupboard with fusebox. Entry phone.

CLOAKROOM

SITTING ROOM 13’ 10” x 12’ 9” (4.24m x 3.89m)
Enjoying a double aspect with window to the rear and box bay window to the side. Television and telephone points. Coved ceiling. Spotlights. Night storage heater and panel heater.

KITCHEN 12’ 8” x 5’ 11” (3.87m x 1.80m)

FIRST FLOOR LANDING
Access to roof space with fitted ladder. Double airing cupboard with foam dipped hot water tank and shelving. Night storage heater.

BEDROOM ONE 12’ 0” x 9’ 11” (3.66m x 3.03m)
Enjoying a double aspect with windows to the side and rear (with views of the cathedral). Built-in double wardrobe. Television and telephone points. Night storage heater.
BEDROOM TWO  12’ 3” x 8’ 10” (3.73m x 2.69m) including wardrobe
Enjoying a double aspect with windows to the front and side with views over Wells. Built-in double wardrobe. Night storage heater.

BATHROOM
Window to the front. Fitted with a suite comprising W.C., pedestal wash hand basin and panelled bath with shower over and hand held shower. Wainscott panelled walls. Electric heated towel rail.

GARAGE
Up and over door. Power and light.

OUTSIDE
Communal garden. Visitors’ parking (shared with adjoining properties). Shared bin/store room.

N.B. We have been advised that this property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor. The leaseholders own a share in the limited company which owns the freehold of Carlton Mews.

LOCAL AUTHORITY
Mendip District Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 3038588. www.mendip.gov.uk

COUNCIL TAX
Band D
Jeanes Holland Burnell offers a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES
Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.