



 1  1  1 EPC B

£142,500 Leasehold

9 Mondyes Court
Milton Lane
Wells, BA5 2QX

**COOPER
AND
TANNER**



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DESCRIPTION

Set in the popular Mondyes Court, is this beautifully presented one bedroom apartment with a glazed door opening out onto a patio area. The current owner has further enhanced the property with modern electric storage heaters, inset electric fire and bath with shower overhead. The apartment also benefits from a 'Tunstall' pull cord emergency response system for added piece of mind. Offered with NO ONWARD CHAIN.

The front door opens into an entrance hall with a large walk-in storage cupboard which also houses the hot water tank. The sitting/dining room is a good size and benefits from a fireplace with recently installed electric fire, space to accommodate a dining table and a door leading out to the patio area. Glazed double doors lead off the sitting room into the kitchen, which features a range of wall and base units with AEG electric oven, ceramic hob, extractor fan along with space for a full height fridge freezer. A window allows plenty of natural light into the kitchen and offers views over the side gardens. The double bedroom also enjoys a view over the gardens and has a built-in wardrobe with mirrored folding doors and plenty of space for extra furniture. The bathroom, which has been recently refitted, features full size bath with shower overhead, toilet and vanity wash basin unit with storage beneath.

Mondyes Court has the advantage of an active communal residents' lounge, laundry room, storage rooms, house manager and fully furnished and equipped pre-bookable guest apartment.

OUTSIDE

Electric gates lead into Mondyes Court where there is residents' parking (subject to availability). There are attractive well-tended gardens throughout the development with benches and seating

provided. Residents also benefit from a covered area for the storage and charging of mobility scooters.

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.

SERVICE CHARGE

Service Charge: Currently £3311.40

Ground Rent: £425 per annum

VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights, go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane and first left into Mondyes Court.

REF:WELJAT26042024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Modern electric storage heating

Services: Mains drainage, water and electricity

Tenure: Leasehold – 108 years remaining (as of 2024)



Motorway Links

- M4
- M5



Train Links

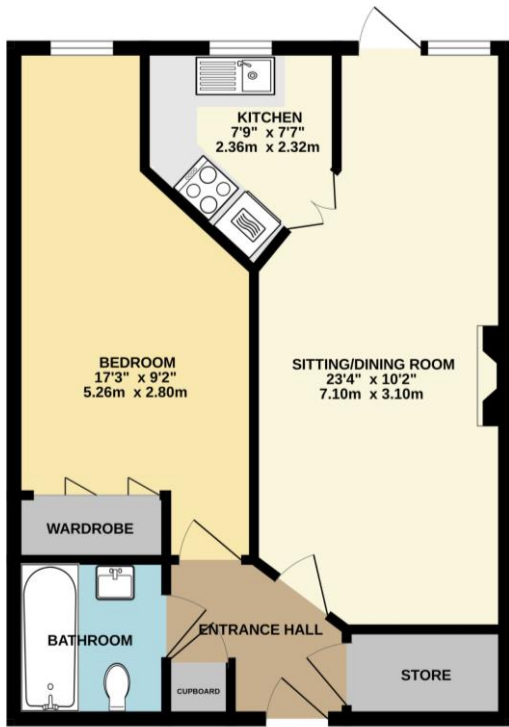
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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