



£189,500

At a glance...



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**holland
& odam**

20 Lower Chapel Court
South Horrington
Wells
Somerset
BA5 3DF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells proceed out of the town along the Bath Road and proceed up the hill towards West Horrington. Turn right into Upper Breach at the traffic island and follow this road along, passing behind the hospital building. Take the first turning left into Lower Chapel Court. The property can be found in the centre of the court.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 971 years remaining (as of 2024)
Management charges - £1,000 per 6 months
Ground Rent - £75 per annum



Location

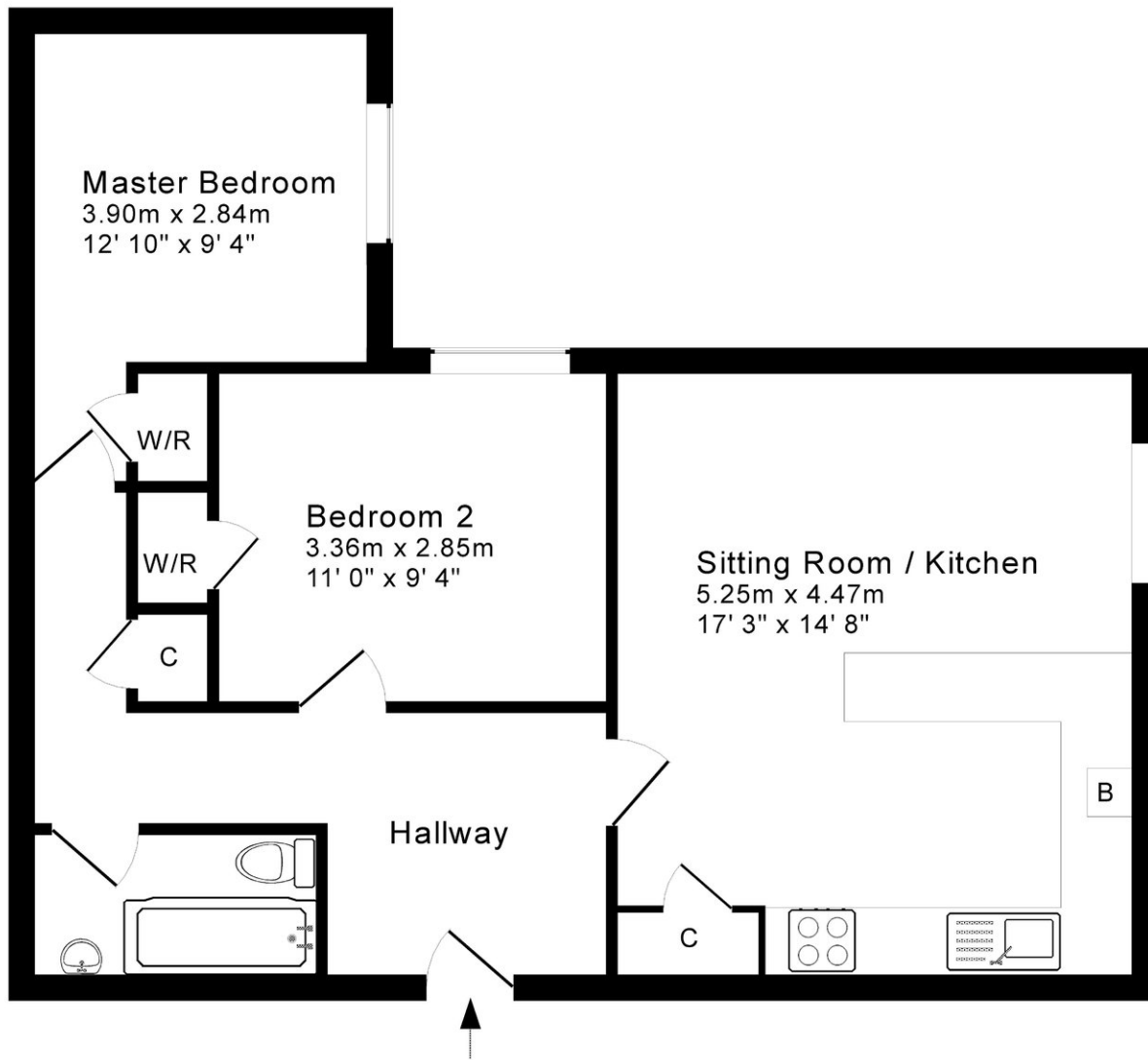
Situated within the grounds of a former hospital now forming a new village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants 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. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area. Just up the road is the popular Horrington Primary School.

Insight

Located in a Grade II listed building surrounded by beautiful communal grounds is this spacious ground floor apartment of period proportions and excellent presentation throughout. The property has been much improved over recent years. Offering accommodation of an open plan kitchen/living space, two double bedrooms (with built in wardrobes) and a modern bathroom it makes an ideal starter home, investment or lock up and leave.

- Set in a Grade II Listed building
- Well presented throughout
- Open plan kitchen living room
- Modern family bathroom
- Two double bedrooms (both with built-in storage)
- Secondary glazing throughout. Gas central heating
- Great first time purchase, buy to let or a bolt hole
- 5 minute walk to bus route to Bath
- 30 minute walk into Wells
- 10 minute cycle ride to Wells





For indicative purposes only.
 Drawing Number : 147-0582

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