



£215,000

At a glance...



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**holland
& odam**

44 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 999 years from January 1995
Maintenance Charges £2,303
Ground Rent £75



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.

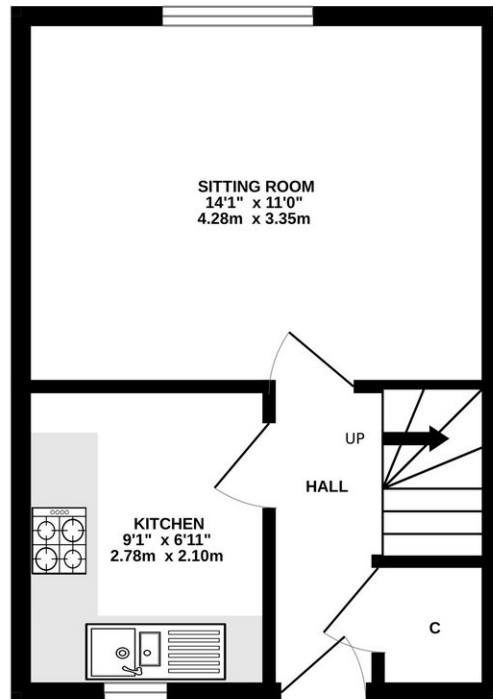
Insight

A well presented two bedroom terrace house set in the popular area of South Horrington. Comprising two double bedrooms and a spacious sitting room with plenty of storage. Surrounded by stunning countryside and access to local walks.

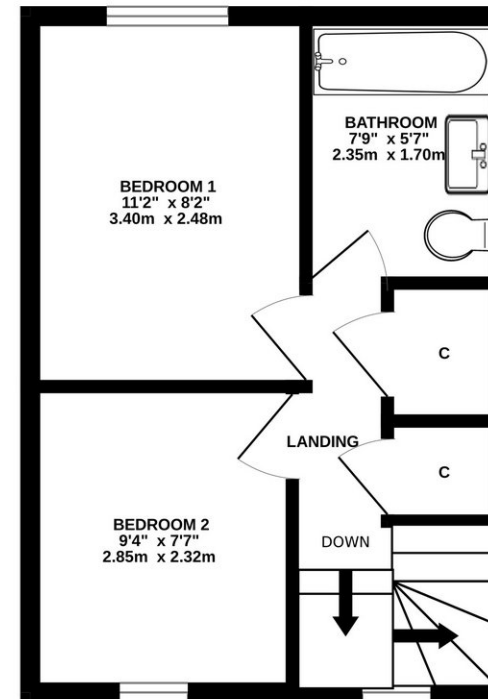
- Recently redecorated throughout
- Spacious sitting room with plenty of room for a sofa and small dining table
- Two double bedrooms with high ceilings giving a feeling of space
- Two storage cupboards upstairs along with another large one downstairs
- Well appointed bathroom with WC, bath and wash handbasin
- Boiler was replaced approximately 2 years ago
- Allocated parking space with ample visitor parking available
- Easy access for Bristol, Bath and Frome
- Being offered with No Onward Chain



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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