



Guide Price
£235,000

At a glance...



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**holland
& odam**

The Tower House
Moffats Drive
South Horrington
Wells
Somerset BA5 3LA

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. Immediately after the first turning left into Lower Chapel Court, turn into an enclosed carpark for The Chapel. The property is clearly signed and is in the corner.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Share of Freehold
Length of Lease - 999 years from 1/1/1998
Service Charge - £129.18 per month
Ground Rent - included in service charge
No pet policy at this development



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.

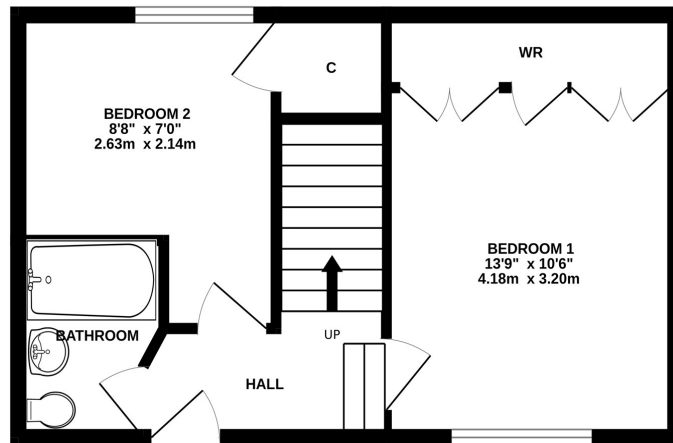
Insight

A well presented two bedroom Grade II listed character home in the popular area of South Horrington. Set over two levels the property incorporates part of the bridge as a unique dining area. Being offered with no onward chain.

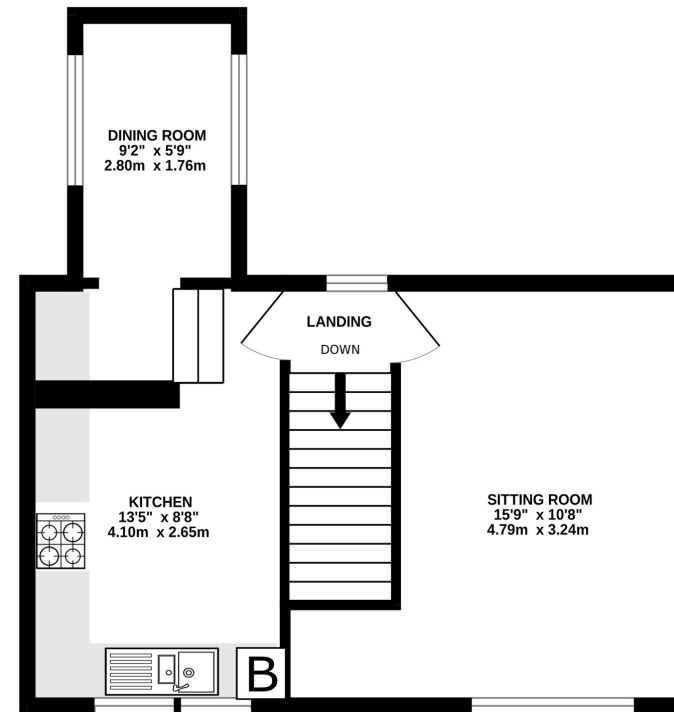
- Spacious kitchen with ample wall and base units and space for white goods
- Dining room with stone mullion windows set within one of the two bridges on the estate.
- Large sitting room with a natural recess for a storage cabinet and plenty of room for large furniture
- Bedroom one is extremely large with three fitted wardrobes offering plenty of storage. Stone mullion windows with plantation blinds offer a view towards the old hospital
- Bedroom two is a good size single room also having generous storage
- Downstairs bathroom comprising bath, with shower over, toilet and wash hand basin
- Use of nearby bike rack
- Being offered with no onward chain



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

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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