



£335,000

At a glance...



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**holland
& odam**

10 Nettlecombe House
South Horrington
Wells
Somerset
BA5 3HJ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the B3139 The Horringtons. Take the turning right and beyond Wells Golf Course take the next turning left. Follow this road and as the road bears to the left and levels out turn right into the first area of parking. The property is approached over the lawned grounds.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold 999 years from January 1995
Management Charges £1,814.00 per annum
Ground rent £75 per annum



Location

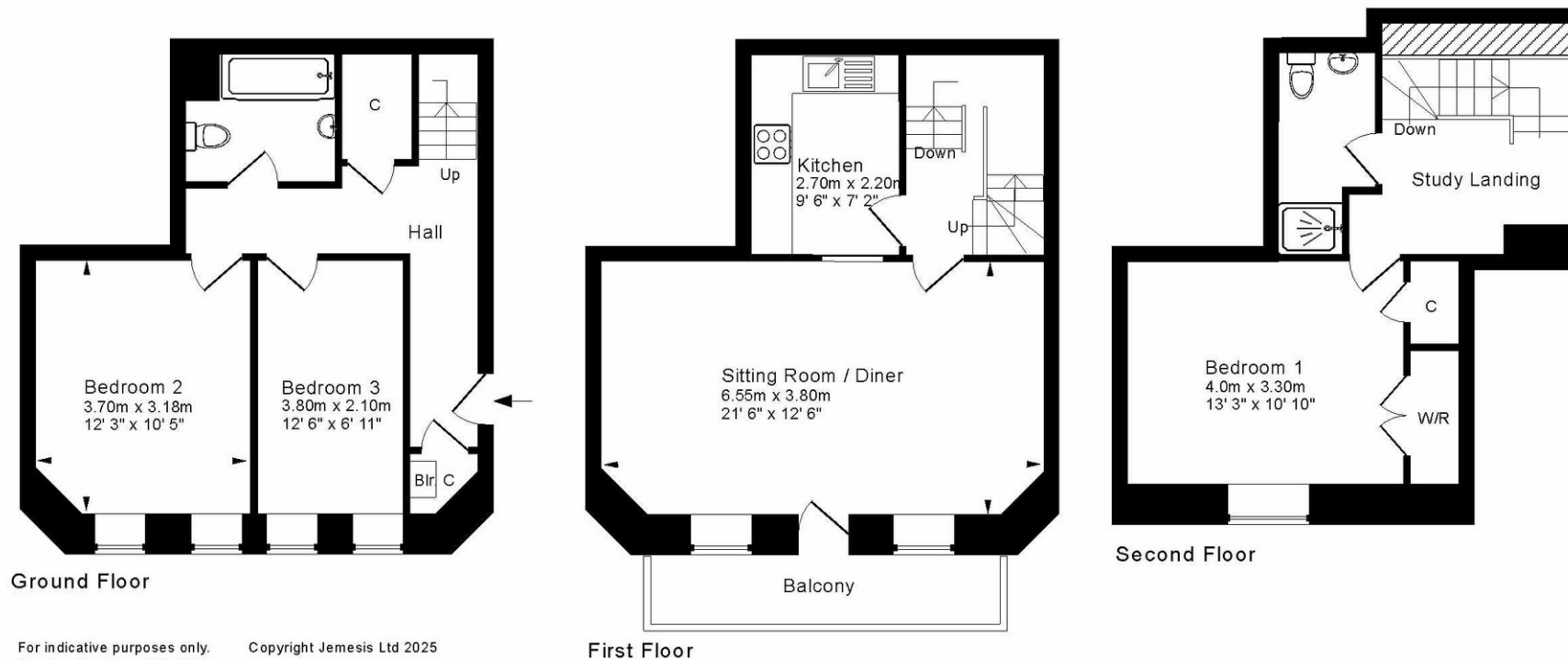
Situated within a Grade II listed former hospital in a sought after village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the North and North East respectively.

Insight

Set on the edge of this popular Grade II listed conversion of a former hospital this three storey house has a first floor balcony as well as its own private patio from which to enjoy lovely views over open farmland. With park-like communal grounds this is also an ideal property to lock up and leave with complete peace of mind. No onward chain.

- 3 storey house within a Grade II listed conversion of a former hospital
- Unusually this property has both a first floor balcony and a private patio area
- 21' long sitting room/diner with oak floor with access to the balcony and enjoying fabulous views
- Kitchen with fitted units, oven and hob and plumbing for washing machine
- 3 bedrooms (two ground floor and one second floor)
- Recently re-fitted bathroom serving two bedrooms and re-fitted shower room serving the principal bedroom
- Use of park-like communal grounds
- Allocated parking and plentiful visitors' parking
- Definitely one to view





For indicative purposes only.
Drawing Number : 147-0833

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