



£235,000

At a glance...



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**holland
& odam**

Flat 2
Hippisley House
South Horrington
Nr Wells
Somerset
BA5 3BL

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. Turn right at the signpost for East Horrington passing Wells Golf Course. Take the next left into Gilbert Scott Road and follow the road up the hill and around the left hand bend and the property can be found on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Management Charges £2,303 p.a.
Length of Lease 999 years from 13 December 1996
Ground Rent £75 p.a.



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.

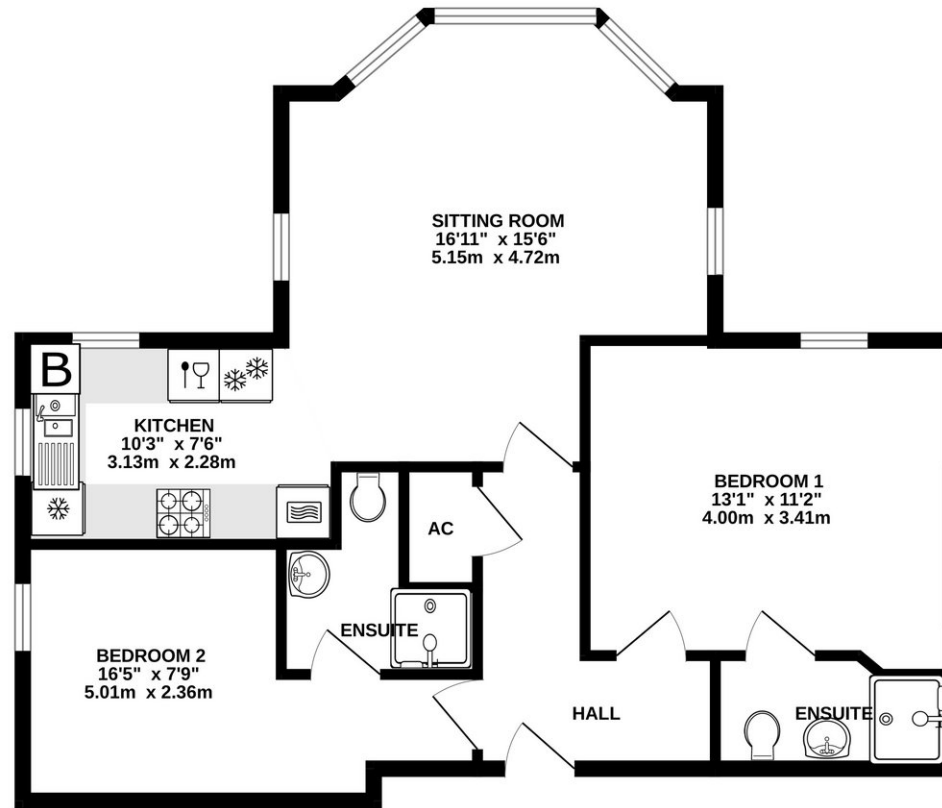
Insight

A light and airy ground floor apartment significantly refurbished and upgraded in recent years and enjoying one of possibly the best positions on the development with triple aspect sitting room, double aspect kitchen and a double aspect master bedroom. No onward chain. A really stunning property.

- Approached via the communal grounds on the south side of the building
- Entrance hall with tiled floor and a useful airing cupboard
- Triple aspect sitting room with a wonderful south-facing bay window and views over the grounds with space for a dining table
- Double aspect kitchen with solid oak work surfaces and fitted with electric hob (recirculating hood over) and double oven with integrated washing machine, fridge and freezer
- Master bedroom with a double aspect and en suite shower room
- Second bedroom (also with en suite shower room) which has been used as a home office
- Gas fired central heating via a Vaillant combination boiler
- Allocated parking space with plenty of visitors' parking nearby
- Fantastic first time purchase or perhaps a lock up and leave bolt hole
- No onward chain complications



FIRST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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