



Offers in the region of  
**£160,000**

*At a glance...*



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**holland  
& odam**

34 Lower Chapel Court  
South Horrington  
Wells  
Somerset  
BA5 3DF

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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## Directions

From Wells proceed out of the town along the Bath Road. Turn right at the signpost for East Horrington (Golf Course). Take the next left into Gilbert Scott Road and follow the road up the hill. Pass in front of the main building and following the road to the rear. Take the third turning right into Lower Chapel Court (the second of the two signposted Lower Chapel Court). The property can be found in the left hand corner of the courtyard.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Estate/Management Charges £2303 p.a.  
Length of Lease 999 years from 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.

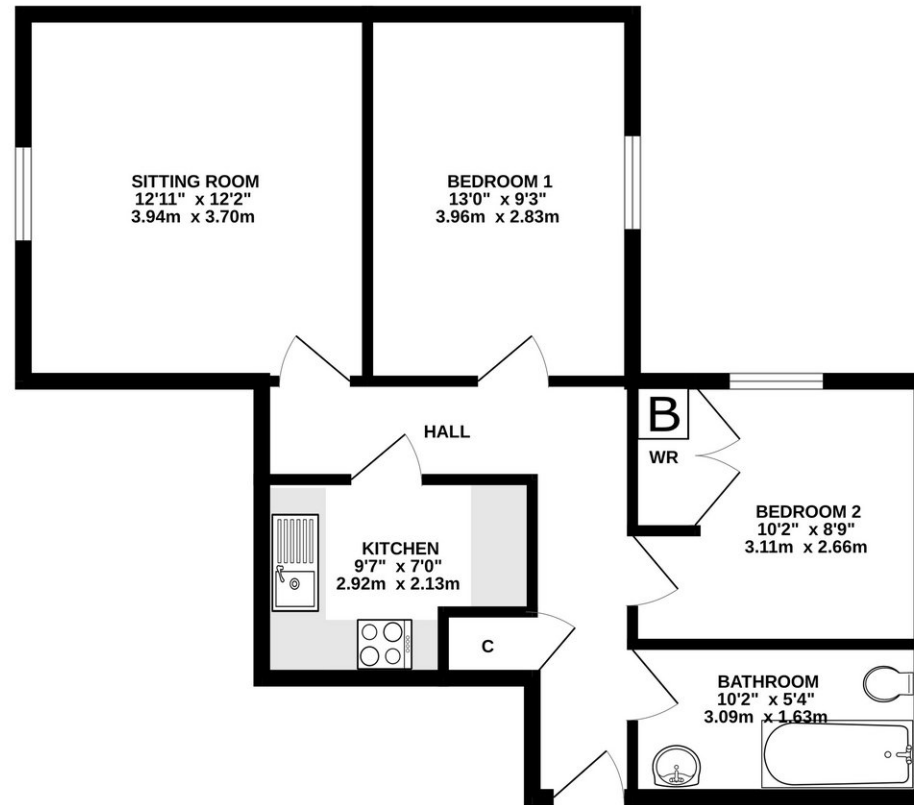
## Insight

A well presented ground floor apartment looking across communal grounds and enjoying well proportioned accommodation. Ideal first time or investment purchase or perhaps as a "lock up and leave" second home. No onward chain.

- Offered for sale with no onward chain
- A long term rental property so would benefit from some "TLC" in places
- Communal entrance hall with entry phone
- Private entrance hall with airing cupboard
- Sitting room overlooking the grounds with central feature window
- Fitted kitchen with plumbing for washing machine
- Two bedrooms
- Bathroom
- Allocated parking space with visitors parking nearby
- Park-like communal grounds with cricket pitch



GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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