

14 Lower Chapel Court, South Horrington Village, BA5 3DF



welcome to

Lower Chapel Court, South Horrington Village, Wells

On the outskirts of the Cathedral City of Wells, this unique and stunning Grade II Listed three-bedroom character property offers outstanding high ceiling Victorian accommodation with the benefit of vast communal gardens and allocated parking. Viewing is highly recommended!



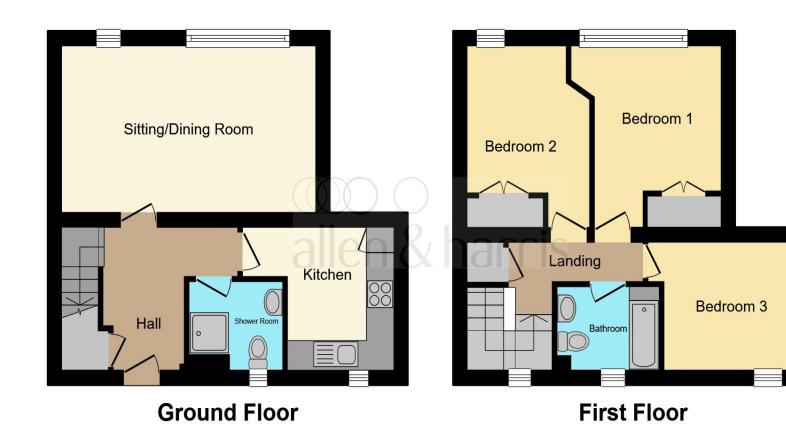












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Sitting / Dining Room 11' 2" x 18' 3" (3.40m x 5.56m)

Kitchen

9' 5" max x 10' 9" max (2.87m max x 3.28m max)

Shower Room

First Floor Landing

Main Bedroom 10' 9" max x 12' 3" max (3.28m max x 3.73m max)

Bedroom Two 8' 11" max x 12' 1" max (2.72m max x 3.68m max)

Bedroom Three

8' 10" max x 9' 8" max (2.69m max x 2.95m max)

Family Bathroom

Outside

Gardens

Parking

Tenure Leasehold (999 years from 1st January, 1995). Conservation Area.

welcome to

South Horrington Village, Wells

- Grade II Listed 3 Bedroom Home Part of the Former Victorian Mendip Hospital Conversion
- Stunning Architectural Designed Accommodation Large Mullion Windows & High Ceilings
- Spacious Living Room, Contemporary Integral Kitchen & Ground Floor Shower Room
- 3 Bedrooms & First Floor Family Bathroom
- Delightful South Facing Gardens & Grounds with Far Reaching views of Glastonbury Tor
- Designated Parking & Guest Parking
- Excellent Access to Wells City Centre

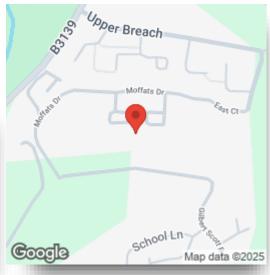
Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£280,000







Please note the marker reflects the postcode not the actual property



Property Ref: WEL105984 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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