

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



33 LOWER CHAPEL COURT, SOUTH HORRINGTON VILLAGE, WELLS, BA5 3DF



**33 LOWER CHAPEL COURT,  
SOUTH HORRINGTON VILLAGE, WELLS, SOMERSET,  
BA5 3DF**

*Wells 2 miles, Glastonbury 8 miles, Frome 15 miles, Bath 19 miles,  
Bristol 21 miles.*

A 2 bedroom, terrace property in the heart of a very popular, peaceful, residential area with serviced grounds and a parking. Available with no onward chain.

The house has an entrance hall, kitchen, 17ft sitting room/dining room, 2 bedrooms and a family bathroom.

Outside there is a bin store and use of communal, maintained grounds along with a parking space and further visitors parking.

**Guide Price £210,000**

**Location**

South Horrington is a popular residential area on the eastern (Bath Road) side of Wells. At the heart of the area are a number of large Victorian buildings in extensive mature grounds which have been redeveloped into individual period properties of great character.

It's a great location overlooking the cricket ground and golf course and all around are rolling hills and woodland, perfect for easy or long walks. The house occupies a discreet corner of Lower Chapel Court, which affords it a real sense of privacy. It has the benefit of south facing views across very attractive gardens.





### **Description**

A spacious, recently decorated property with high ceilings and plenty of excellent storage in a stunning setting within a popular residential area. A perfect blank canvas.

### **Accommodation**

The front door opens to a hallway. On the left is a large understairs cupboard with fitted shelving and to the right is a generous kitchen which has fitted units and an integrated electric oven, gas hob and extractor. A window above the sink looks north over the courtyard. The kitchen could be reconfigured to accommodate a table and chairs.

The spacious 17ft sitting room occupies the rear of the property and it is dominated by an elegant Victorian window which embraces the attractive views to the south of the building across the communal gardens.

Stairs rise from the hall to a lofty landing which has high ceilings and plenty of natural light. There are 2 bedrooms, again both with really high ceilings which lend themselves to creative use of space. One has a window to the north and the other a window to the south and fitted wardrobes. There are two large built-in cupboards on the landing and a family bathroom.

### **Outside**

There is an allocated parking place and further parking available for visitors. To the right of the front door there's a bin store.





## Tenure and other points

Leasehold (999 years from 1st January, 1995). Conservation Area. Service Charge approx. £1000/6months. Mains gas, electricity, water and drainage, gas central heating. Council Tax Band C. EPC Rating E.

## Directions

From our office proceed to the junction, turn right, follow the road past the petrol station, turn left at the mini roundabout, pass Waitrose and at the traffic lights turn right. Continue to the T-junction and turn right. Down to the first mini roundabout and turn left into The Liberty. Continue past the entrance to The Cathedral on your right and with the Fountain Inn on your left-hand side keep left up St. Thomas Street. Continue straight on along Bath Road and take a right on Upper Breach Road. Follow this round to the right and it turns into to East Court and then turn left into Lower Chapel Court. The house will be found on the left corner of the square.

What3Words:///accompany.staring.menu

## About the area

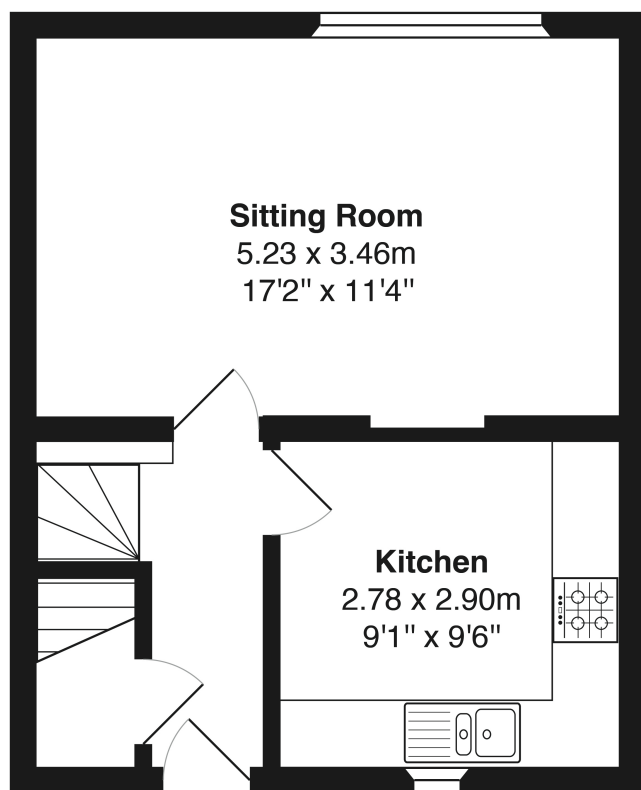
Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes' drive away.



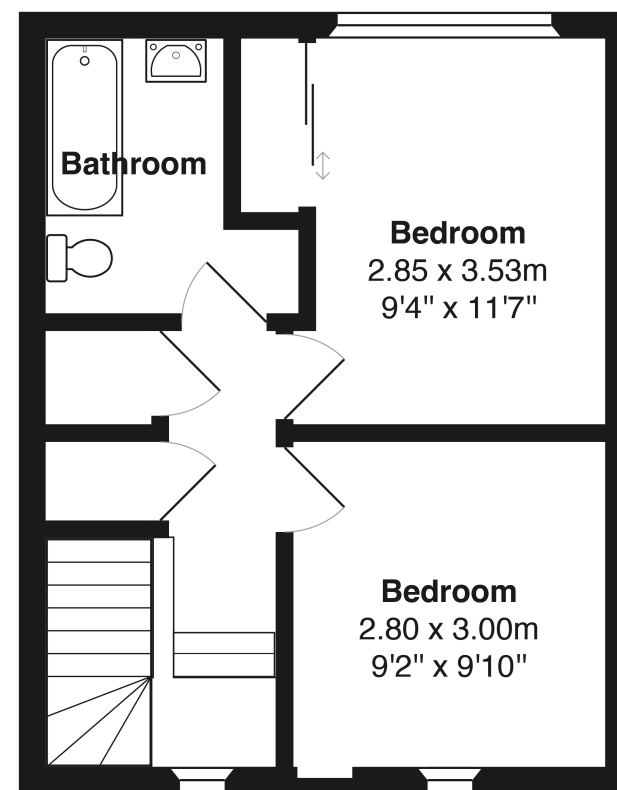
## 33 Lower Chapel Court, South Horrington



**Ground Floor**  
Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>



Approximate gross internal floor area of main building - 67.1 m<sup>2</sup> / 722 ft<sup>2</sup>



**First Floor**  
Area: 32.9 m<sup>2</sup> ... 354 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



