



£255,000

*At a glance...*



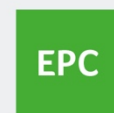
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**holland  
& odam**

28 Lower Chapel Court  
South Horrington Village  
Wells  
Somerset  
BA5 3DF

**TO VIEW**

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Somerset BA5 2AE

01749 671020

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## Directions

From Wells proceed out of the town along the Bath Road and proceed up the hill towards West Horrington. Turn right into Upper Breach at the traffic island and follow this road along, passing behind the hospital building. Take the first turning left into Lower Chapel Court. The property can be found in the centre of the court.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Leasehold  
Length of Lease 999 years from Jan 1995  
Maintenance Charge £2200pa  
Ground Rent £75



## Location

Situated within the grounds of a former hospital now forming a new 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 city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area. Just up the road is the popular Horrington Primary School.

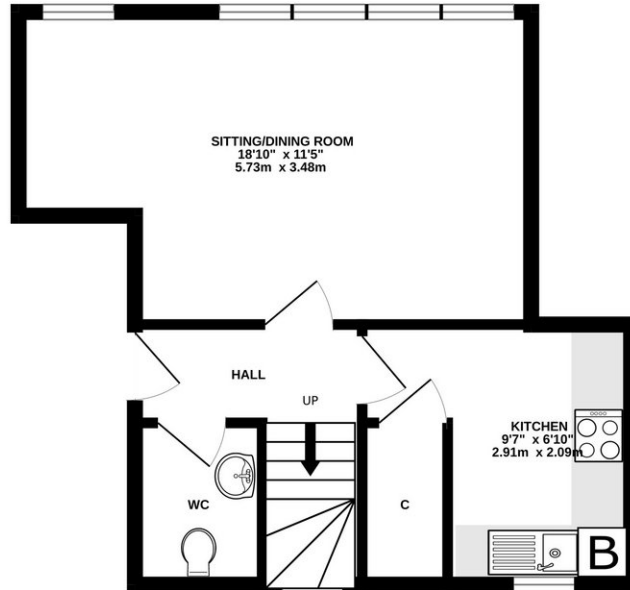
## Insight

A particularly light and spacious Grade II listed three bedroom house with a southerly outlook over the communal grounds. Being part of the former Mendip Hospital it is set in a peaceful location with far reaching views towards Kings Castle woods and Glastonbury Tor

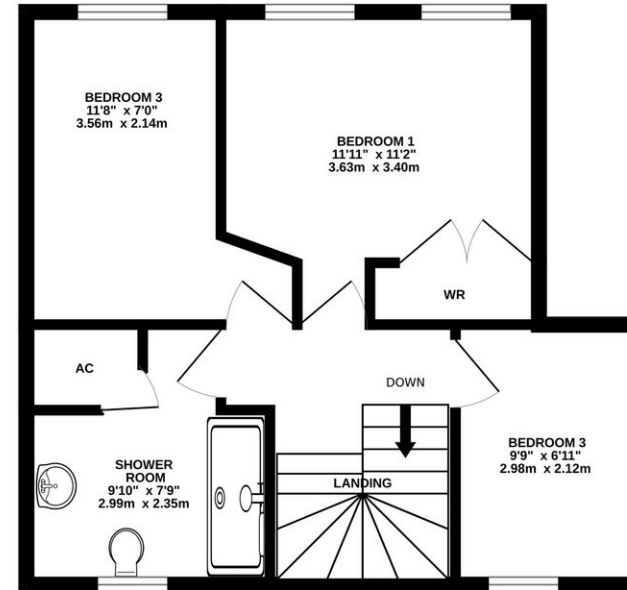
- Two double bedrooms along with a good size single. Bedroom one has a generous built in storage cupboard.
- Kitchen with electric oven and gas hob. Space for a fridge/freezer and washing machine
- Spacious understairs cupboard accessed from the kitchen which has been used as a walk-in larder
- Large walk-in double shower with toilet and wash handbasin. Further storage in the airing cupboard
- Downstairs cloakroom
- Allocated parking space with plenty of additional visitor spaces
- Views towards Kings Castle woods and Glastonbury Tor in the distance with access to countryside walks straight out of the door
- Spacious attic
- Offered with No Onward Chain



GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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