



Guide Price
£350,000

At a glance...



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**holland
& odam**

St. Thomas House
Moffats Drive
South Horrington
Wells, Somerset
BA5 3LA

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the B3139 The Horringtons via St Thomas Street and Bath Road. Proceed up the hill and take the first turning right into Upper Breach. Take the second turning right into New Square. The Chapel can be found straight ahead and is the section of the building facing you. The entrance door is to the left 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 with Share of Freehold
Estate/Management Charges £1,496 p.a. (as per 2024)
No Ground Rent payable



Location

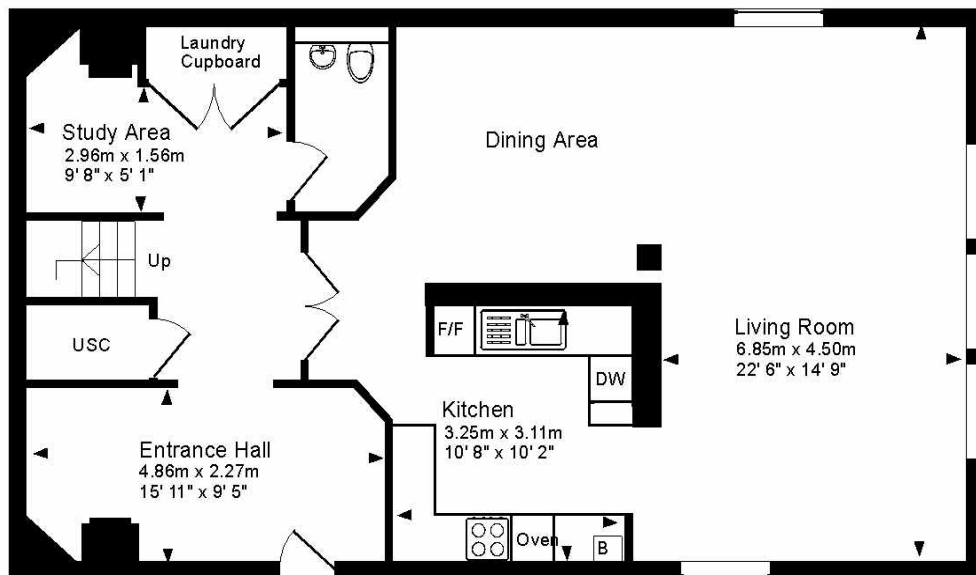
Situated within a Grade II listed former chapel that served the former hospital at the centre of this village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops (including Waitrose) 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

Part of a stunning Grade II listed chapel conversion with masses of character and incredibly light and airy living space with all the ease of contemporary living. Recently upgraded by the present owners this really is a must see. A great look up and leave this is offered for sale with no onward chain.

- Entrance hall with a Juliet balcony from the first floor landing
- Stunning triple aspect living room with dining area and original windows and partial vaulted ceiling
- Karndean wood-effect flooring running throughout the ground floor
- Stylish kitchen with a range of quality integrated appliances including induction hob (with extractor over), oven and combination microwave oven in addition to fridge freezer, dishwasher and wine fridge
- Study area with fitted bookcases and laundry cupboard (with space for washing machine and tumble dryer) and access to a ground floor cloakroom
- Two double bedrooms (both with built-in storage)
- En suite shower room and family bathroom both re-fitted by the current owners
- Mechanical vented air system to remove moisture and odour and recirculate air
- Allocated parking and visitors' parking
- Communal gardens around and a terrace for the use of residents on the south side of the building

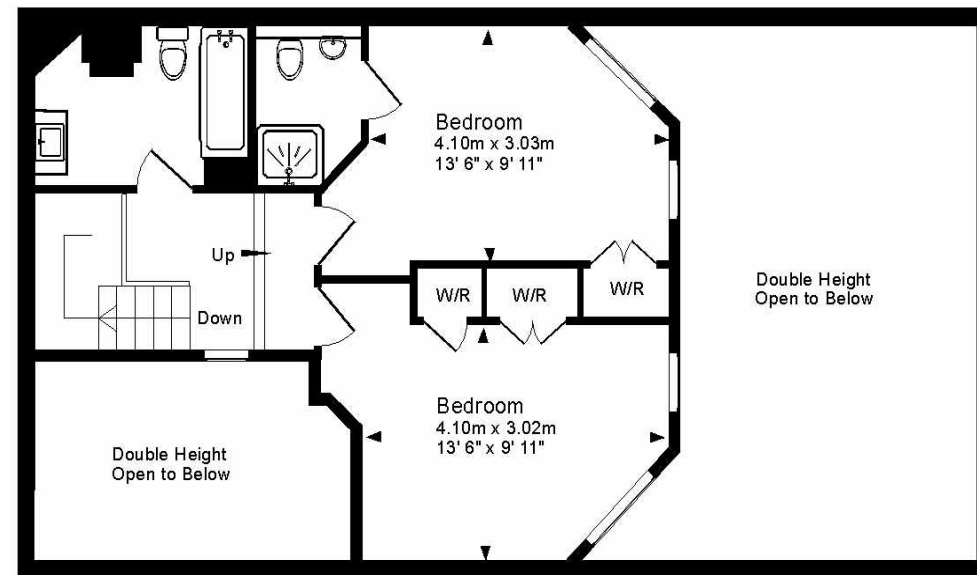




Ground Floor

For indicative purposes only.
Drawing Number: 147-0828

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First Floor

DISCLAIMER

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