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£185,000 Leasehold

49 Lower Chapel Court
South Horrington
Nr Wells, BA5 3DF

COOPER AND TANNER





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Description
A fantastic two bedroom mid terrace cottage with its own private south facing garden and no onward chain. Set within the grounds of the stunning converted hospital the house would make for a brilliant first time purchase or as an investment.

Upon entering the property is an entrance hall with space for shoes and coats along with a downstairs w/c with wash hand basin. The kitchen comprises a range of wall and base units, electric oven and hob and plumbing for a washing machine. Running the width of the house is the light and bright sitting room which has French doors opening out to the south facing patio and garden beyond. A spacious room with ample space for a generous sized dining table and seating.

To the first floor are two double bedrooms, both spacious is size and both having built in storage. The bathroom comprises a bath with shower above, toilet and wash hand basin.

Outside
The garden can be accessed either by the French doors from the sitting room or by a wooden gate from the parking area. The south facing garden has been designed to be low maintenance with it being laid predominantly to patio, perfect for outside furniture. Borders in the garden are a great space for plants, shrubs and bushes. Parking for the property can be found at the rear with one parking space, a guest space and lots of additional guest parking.

Location
The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Service charge: £1710.72 per annum
Ground rent: £75.00 per annum

Directions
Proceed out of Wells on the B3139 Bath Road towards the Horringtons. Turn right onto The Old Frome Road, passing Wells Golf Club and take the next left into Gilbert Scott Road. Follow this road in front of the Main Victorian building and around to the rear of the building. Lower Chapel Court is the third right. REF:WELJAT171218

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

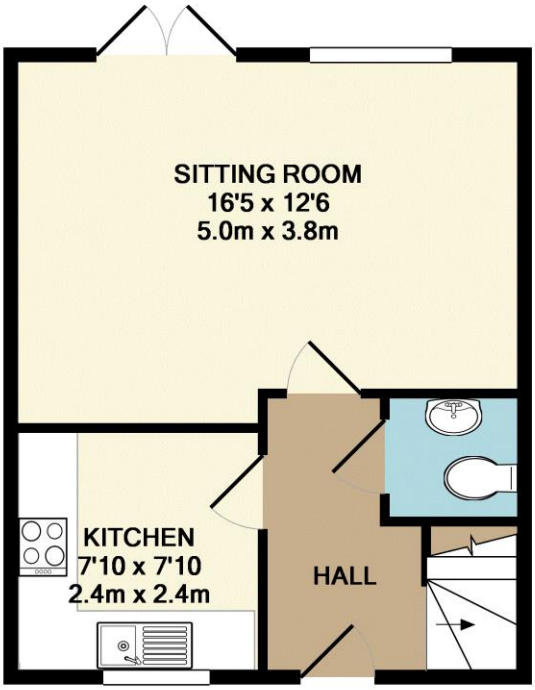
Services: Mains drainage, gas and electricity.

Tenure: Leasehold (976 Years remaining)

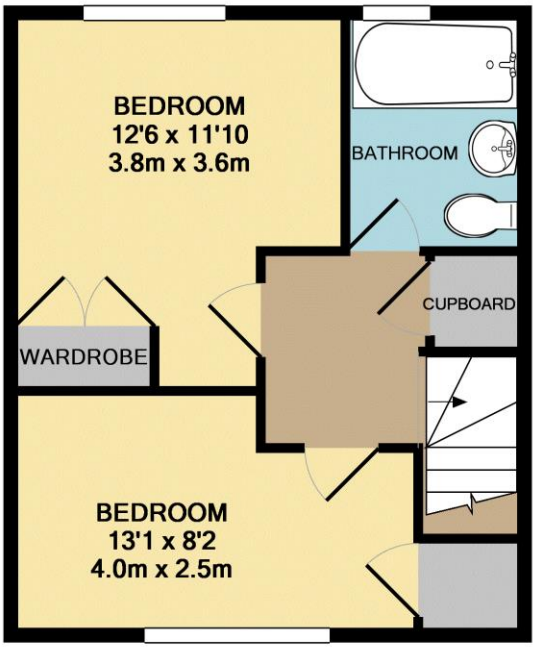
Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa & Bristol Temple Meads

Nearest Schools
- Horrington
- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COOPER AND TANNER

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