



£169,950

At a glance...



2



1



1



EPC

D



COUNCIL TAX

A

**holland
& odam**

12 West Court
South Horrington
Wells
Somerset
BA5 3DE

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells proceed out of the town along the Bath Road. Turn right sign posted East Horrington passing the golf course on the right. Take the next turning left into South Horrington (Gilbert Scott Road). Follow this road across the front of the main building. West Court can be found at the end on the right 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
Length of Lease - 999 years from 1 January 1995
Service/Maintenance Charges - approximately £2,174 per annum (payable in two six monthly instalments)
Ground Rent - £75 per annum



Location

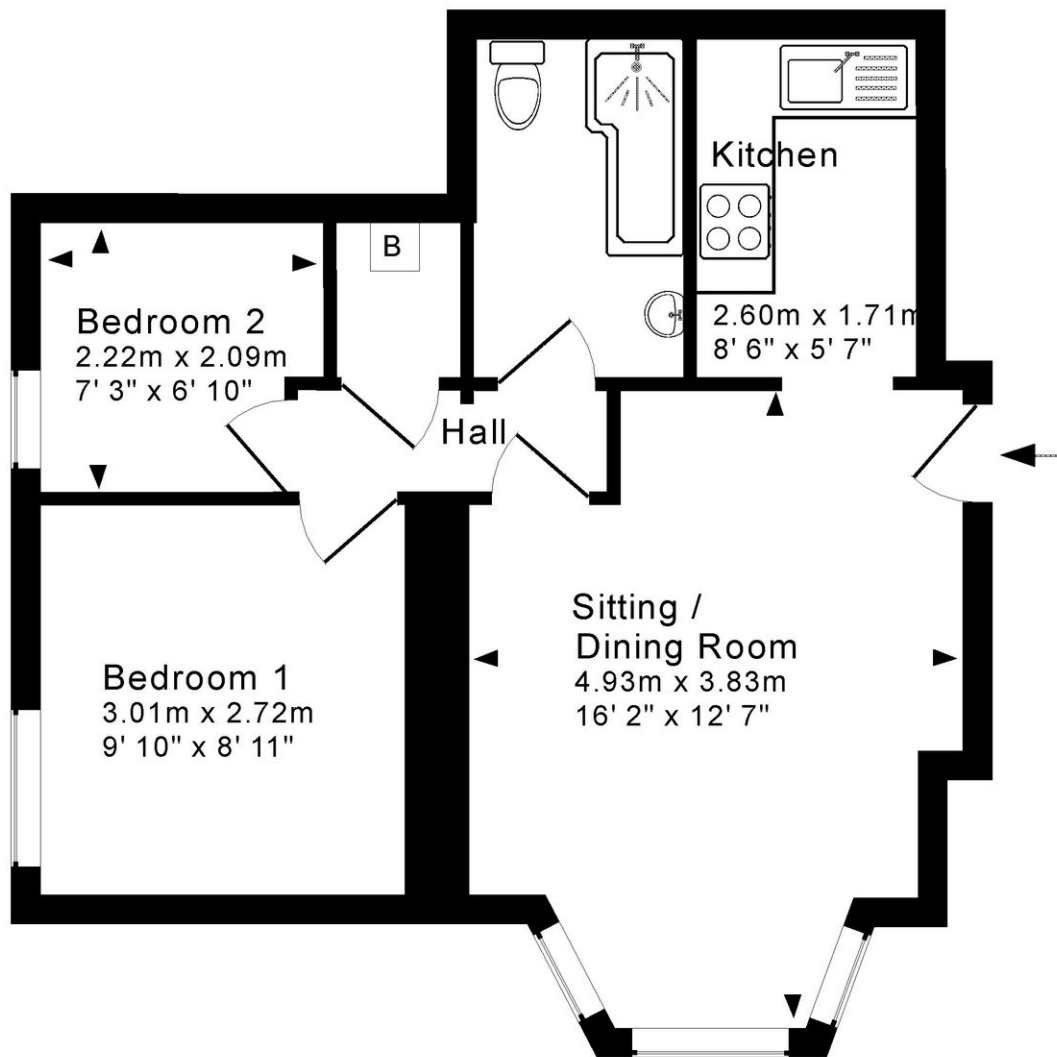
Situated within a Grade II listed former hospital now forming a new village on the outskirts of Wells. To the south of the site there is a tennis court and cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including 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

A well presented ground floor flat in this popular development on the edge of Wells converted from a Grade II Listed former Victorian hospital. Set on the ground floor of the building and with a communal hallway shared with just the flat above. Offered for sale with no onward chain. Ideal first time purchase or investment.

- Ground floor flat in Grade II Listed building
- One double bedroom and a further single room suited for use as a nursery or office space
- Great buy to let or first time purchase
- Likely to achieve £750 per calendar month
- Allocated parking with ample visitors' spaces
- Communal grounds
- Kitchen re-fitted in 2018





Ground Floor

For indicative purposes only.
Drawing Number : 147-0747

Copyright Jemesis Ltd 2024

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.