



£229,950

At a glance...



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**holland
& odam**

20 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 1997
Service/Maintenance Charges £2174.90 per annum
Ground Rent £75 per annum



Location

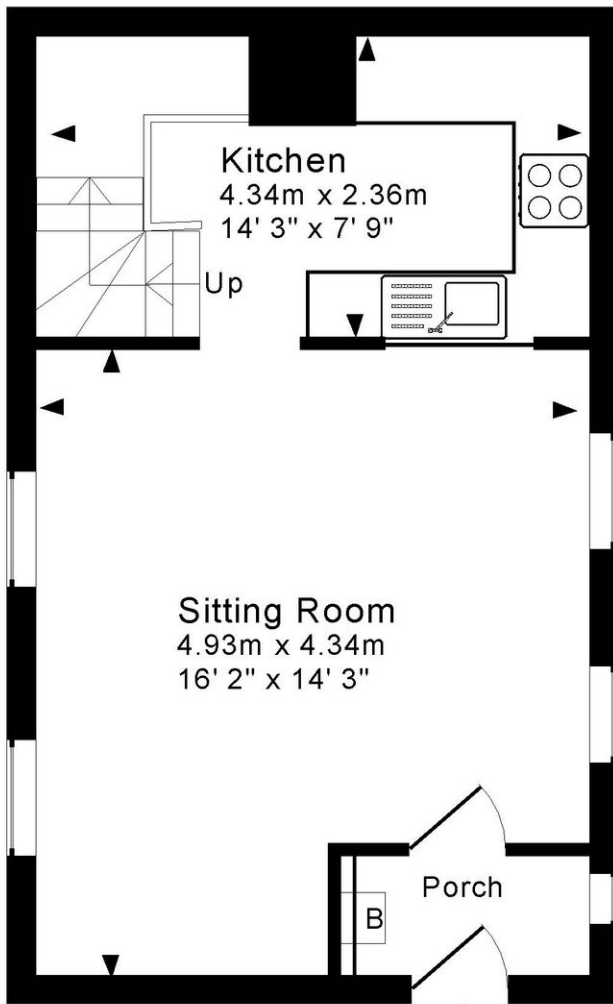
Situated within a Grade II listed former hospital now forming a new village on the outskirts of Wells. To the south of the site there is a tennis court and cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including 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 property set in the popular conversion of a former Grade II Listed former hospital on the north east edge of Wells. Benefitting from having a triple aspect sitting room with plenty of light and two bedrooms along with a well laid out kitchen.

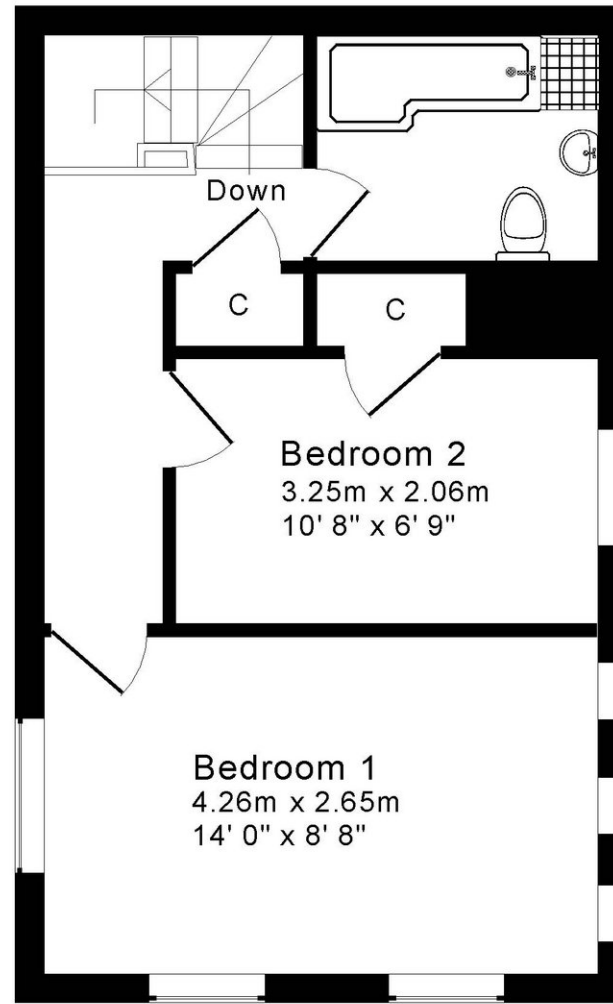
- Well presented throughout
- Two parking spaces
- Spacious sitting room with secondary glazing and triple aspect
- Upgraded "Howdens" kitchen with wooden worktop and pull down storage racks. "Neff" hide and slide oven, gas hob, belfast sink with space for a fridge/freezer and washing machine.
- "John Lewis" wooden blinds and wool carpets
- Bedroom one is triple aspect while bedroom two presently has a mezzanine floor which could easily be used for further storage
- Ample internal storage
- Nearby countryside walks
- Set within well maintained grounds and surrounded by stunning countryside





Ground Floor

For indicative purposes only.
Drawing Number : 147-0759



First Floor

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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.

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