



 2  1  1 EPC N/A

£175,000
Long Leasehold

39 Lower Chapel Court
South Horrington Village
Nr Wells, BA5 3DF

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious, Grade II listed, two bedroom first floor apartment set within the heart of South Horrington Village. The property benefits from high ceilings and character features but is now in need of updating. The property benefits from allocated parking and use of the beautifully maintained communal gardens.

Upon entering is a good sized entrance hall leading to a separate study area. This useful room has a front aspect and could also be used for storage or as a dressing room. From the entrance hall steps lead up to a further hall with an attractive tiled floor and large shelved storage cupboard. From here the hall opens up further to a generously proportioned space which leads to all rooms. The sitting/dining room is bright and spacious with high ceilings and a large, mullioned window offering wonderful views over the communal gardens and countryside beyond. There is plenty of space for both comfortable seating and a small dining area. Open to the sitting room is the kitchen with an outlook of the front. The kitchen is in need of replacement and currently comprises a range of wall and base units, one and a half bowl sink, integrated oven, gas hob and space for both a washing machine and under counter fridge. In one corner is a wall mounted 'Worcester' combi-boiler.

Accessed from the hallway, are two bedrooms and the bathroom. The principal bedroom, again with a beautiful stone mullion window is a good sized double with views over the communal gardens. The second bedroom is a large single with mullioned window and front aspect. The bathroom, which is in need of cosmetic updating, comprises a bath with hand held shower attachment, WC and wash basin.

OUTSIDE

At the front of the property is an allocated parking space along with ample visitor parking spaces close by. The gardens for the

property are communal and surround the development. Beautifully manicured, the grounds make a perfect area for walks, picnics or simply a quiet area sit and relax.

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 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.

SERVICE CHARGE

Service charge: Currently £2000 per annum

Ground rent: £75.00 per annum

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

Proceed out of Wells on the B3139 Bath Road towards the Horringtons. Turn right onto The Old Frome Road (towards the 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. Continue under both bridges and Lower Chapel Court is the first right. The property can be found in the left hand corner.

REF:WELYRS02042025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Leasehold – 974 years remaining (as of 2025)



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Horrington
- Wells



TOTAL FLOOR AREA - 618 sq.ft. (57.5 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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