



 2  1  1 EPC N/A

£179,950
Long Leasehold

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

COOPER
AND
TANNER



40 Lower Chapel Court

South Horrington

Nr Wells, BA5 1TZ

 2  1  1 EPC N/A

£179,950 Long Leasehold

DESCRIPTION

A charming and elegant, Grade II listed, two bedroom character ground floor home set within the heart of South Horrington Village. The property is presented in pristine order, having recently been professionally decorated throughout and benefits from allocated parking.

Upon entering the property is a hallway leading to all rooms, along with an airing cupboard ideal for towels and linen. The property benefits from open plan living accommodation with the sitting/dining room having a stunning stone mullion window as the focal point. The room offers the ideal social space for entertaining and having comfortable seating, along side ample space for dining. A step leads down to the well-equipped kitchen comprising; an integral gas hob and electric oven, space and plumbing for a washing machine along with space for a fridge/freezer.

From the hallway, are two bedrooms and the bathroom. The principal bedroom, again with a beautiful stone mullion window is a good-sized double. The second bedroom is a large single and could be used as an office, if desired. The bathroom comprises a bath with handheld shower, WC and wash hand 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 circa. £2700.00 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.

REF:WELJAT13122024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Leasehold – circa 968 years remaining



Motorway Links

- M4
- M5



Train Links

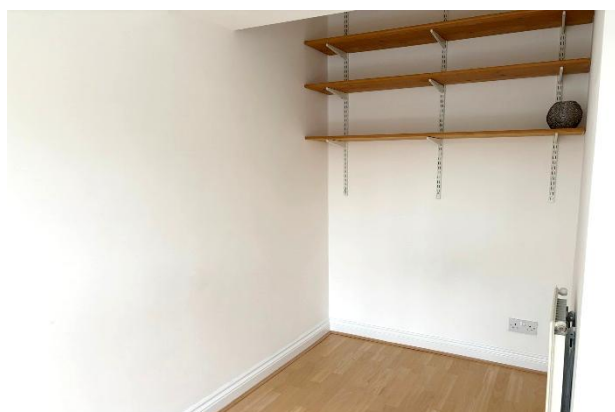
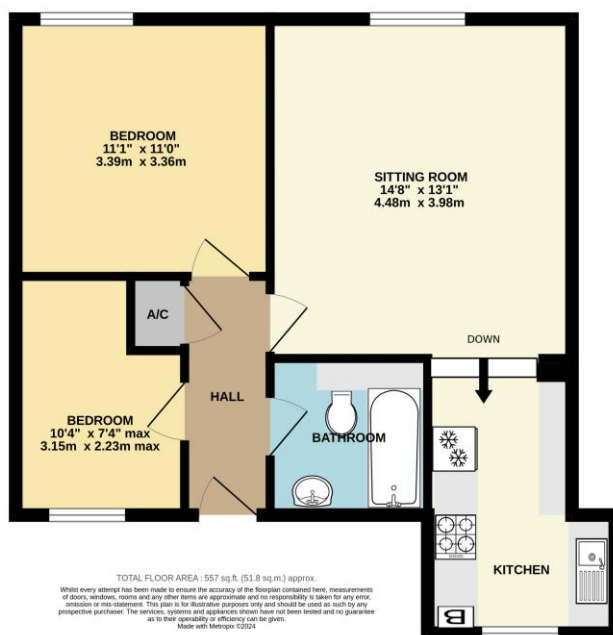
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Horrington
- Wells

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

