



£169,950

*At a glance...*



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**holland  
& odam**

12 West Court  
South Horrington  
Wells  
Somerset  
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**TO VIEW**

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## 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.

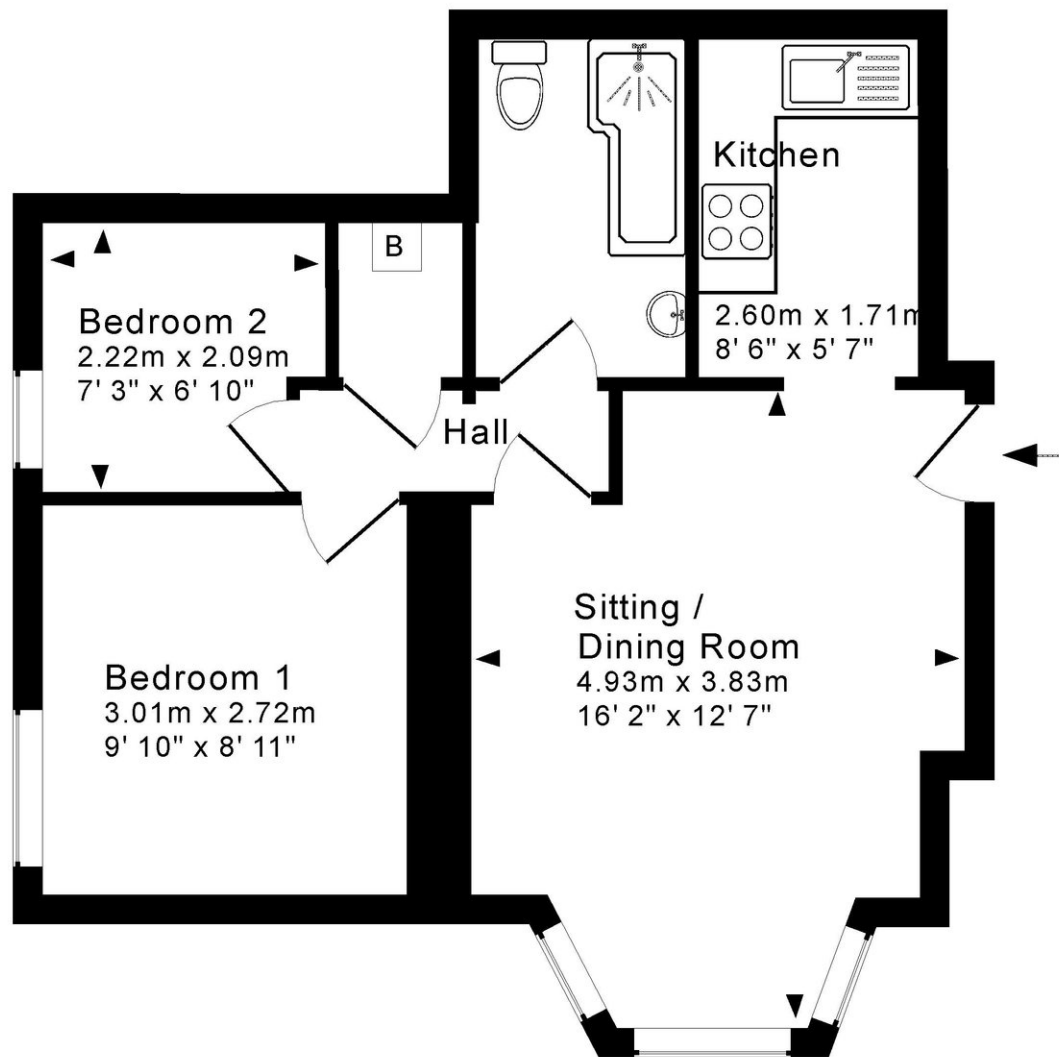
## Insight

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

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