



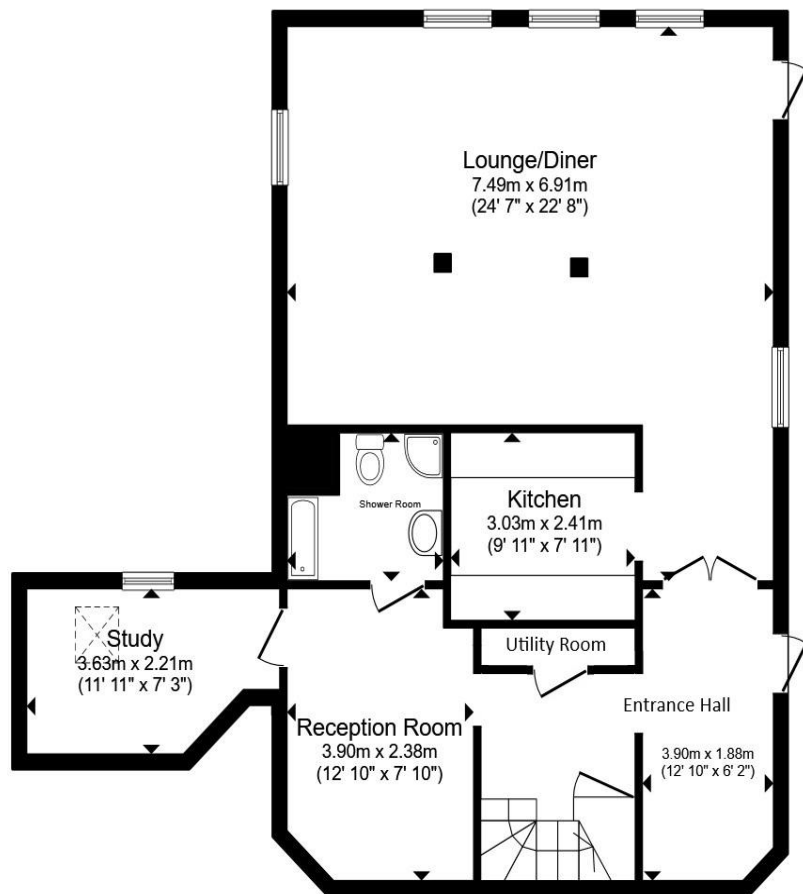
**Chapel House, Moffats Drive, South Horrington Village,
Wells, BA5 3LA**

welcome to

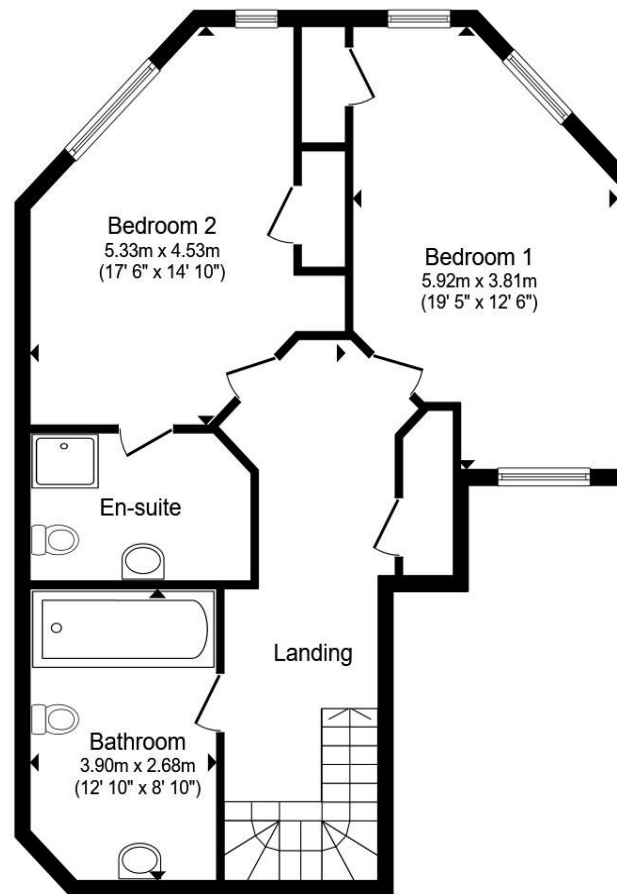
Chapel House, Moffats Drive, South Horrington Village, Wells

A remarkable home forming part of a Grade II listed former Victorian chapel at the heart of South Horrington village, just outside the cathedral city of Wells. This unique residence showcases impressive architectural detail throughout & extensive accommodation across two floors.





Ground Floor



First Floor

Entrance Hall

6' 2" x 12' 10" (1.88m x 3.91m)

Utility Room

Lounge Dining Room

22' 8" x 24' 7" (6.91m x 7.49m)

Kitchen

7' 11" x 9' 11" (2.41m x 3.02m)

Reception

7' 10" x 12' 10" (2.39m x 3.91m)

Study / Bedroom Three

7' 3" x 11' 11" (2.21m x 3.63m)

Shower Room

First Floor Landing

Bedroom One

14' 10" x 17' 6" (4.52m x 5.33m)

En Suite

Bedroom Two

12' 6" x 19' 5" (3.81m x 5.92m)

Family Bathroom

8' 10" x 12' 10" (2.69m x 3.91m)

Total floor area 160.3 m² (1,726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Chapel House, Moffats Drive, South Horrington Village, Wells

- Forming part of a Grade II Listed Former Victorian
- Impressive Entrance Hall with Exposed Stone Pillars & Galleried Landing
- High Vaulted Ceiling & Triple Aspect
- Flexible Ground-Floor Layout with Additional Reception
- Study/Bedroom Three plus Ground-Floor Shower Room
- Two Generous First-Floor Bedrooms, En suite, & Spacious Family Bathroom
- Communal Gardens & South-Facing Terrace - Two Allocated Parking Spaces
- 152 Square Meters / 1636 Square Feet of Accommodation

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998.
Should you require further information please contact the branch. Please Note additional fees

could be incurred for items such as Leasehold packs. **£280,000**



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106320



Property Ref:
WEL106320 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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