

8 East Court, South Horrington Village, Nr Wells, BA5 3HL

£210,000 Leasehold

COOPER AND TANNER



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2 1 1 EPC N/R

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Description
A beautifully renovated Grade II listed, two bedroom character cottage set within the heart of South Horrington with south facing views. The house has undergone significant refurbishment by the current owner to the highest of standards and is on the market with no onward chain.

Upon entering the property by the new front door is a light open hallway with a storage cupboard for shoes and coats. The kitchen has been beautifully finished and includes wall and base units with soft close doors and drawers, magic corner cabinet, filter tap, ample work-surfaces, eye line double oven, grill and microwave along with a gas hob. Incorporated within the kitchen is a built-in fridge/freezer, slimline dishwasher, washing machine/dryer and bin. Mullioned windows look out to the front of the property with bespoke shutters recently fitted and a convector heater at the base of the units. The sitting/dining room is a glorious room with a high ceiling and a gorgeous view looking over the manicured lawns towards Tor Woods. The room has ample space for fit a sizable table and chairs and ample seating.

Stairs rise to the first floor which features a landing with storage cupboard/wardrobe, airing cupboard and brand new shower room. The shower room features a walk-in double shower, toilet, wash hand basin and storage. On the first floor are two bedrooms, both double bedrooms with one looking out to the front and the other having the lovely south facing aspect, over the gardens, to the rear.

Outside
Approaching the property is a paved path which leads from the parking area to the front door. The property comes with one parking space and ample guest/visitor parking. To the front of the house is an area which the current owner uses for outside furniture. The house has the benefit of full use of the well-kept communal grounds that surround the building along with lovely walks either into the countryside or into Wells city centre.

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.







Location (continued)

Nearby, 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: £1710.72 per annum
Ground Rent: £75 per annum

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From Wells take the B3139 signposted to Bath. Carry on up St. Thomas' Street and Bath Road passing 'The Britannia Inn' on your right. Continue for approx. 200metres around a left hand bend. Take the next right into Upper Breach. Continue along Upper Breach bearing to the right at the end of the road, this turns into East Court where the property can be found on the left.

REF:WELJAT110119





Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

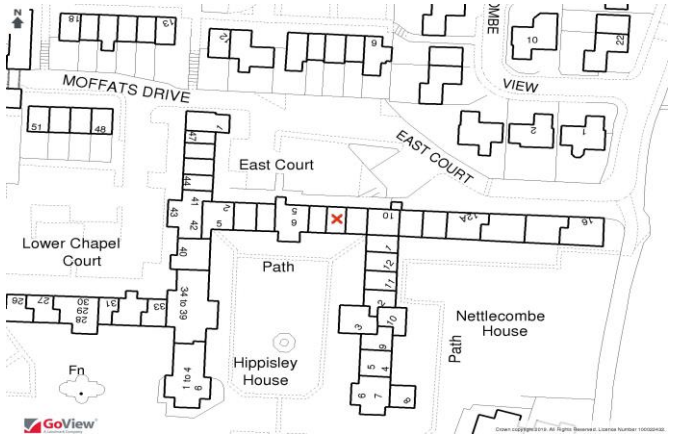
Services: Mains drainage, gas and electricity

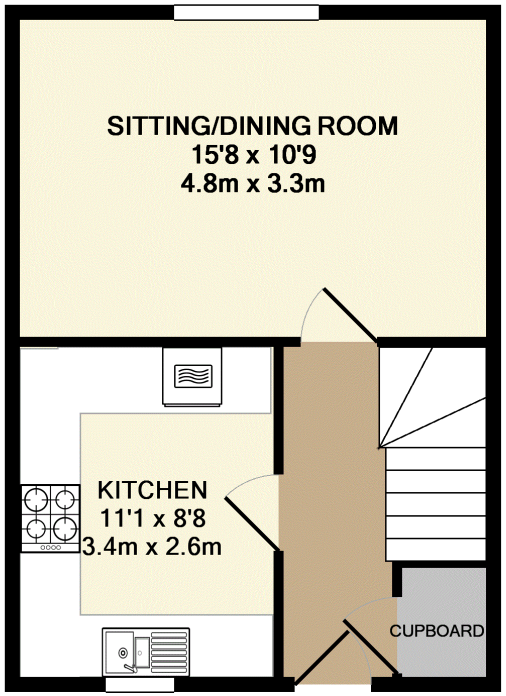
Tenure: Leasehold (976 years remaining)

Motorway Links
- M4
- M5

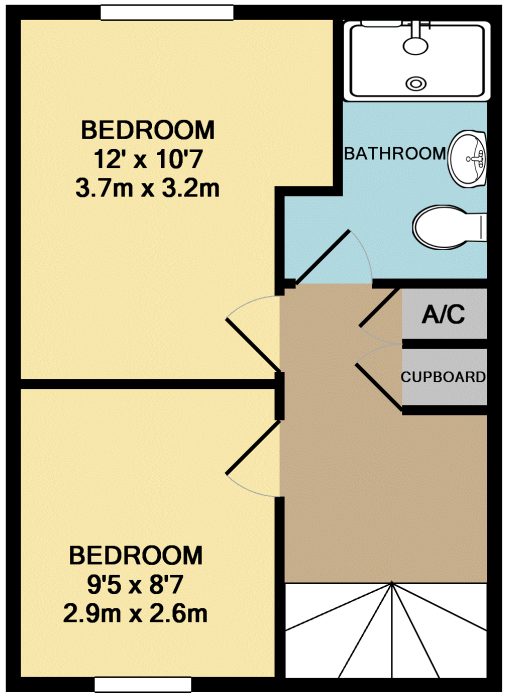
Train Links
- Castle Cary
- Bath Spa & Bristol Temple Meads

Nearest Schools
- Horrington
- Wells





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COOPER AND TANNER

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