





2 2 1 EPC C

£215,000 Leasehold

6 Gilbert Scott Mews, North Lodge Court,
South Horrington,
Nr Wells, BA5 3LH

COOPER AND TANNER





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Description

Originally converted in 1996 is this stunning two bedroom apartment with contemporary garden room. Recently redecorated throughout, the property offers stylish living accommodation for a first time buyer or an investment opportunity.

Entering the property via a shared front door the apartment gives an immediate feeling of space with the high ceilings throughout. Off the hallway there is useful storage cupboard which has previously housed a washing machine so still has plumbing and waste in situ. The kitchen has a range of wall and base units offering plenty of cupboard space along with a couple of character recesses giving further storage. There is an integrated electric hob and cooker and space for dishwasher, washing machine and fridge freezer. The sitting room is a good size with high ceilings and French doors leading into the garden room. The garden room really is a stunning space, it is made from hardwood and comprises two sets of bi-folding doors and a further set of French doors, these can be opened in any combination and lead out onto the decking area. It has three Velux windows, bathing the room in natural light and exposed stonework on one side. This room really gives this delightful apartment the 'wow' factor.

The master bedroom is a generous size benefits from a large open fitted wardrobe and high ceilings. A window looks through to the garden room giving a light and airy feel. The second bedroom is a good sized single but could accommodate a small double bed if needed. This also has a window looking through to the garden room bringing in plenty of light. The bathroom is modern with new floor tiles, bath with shower over, toilet and washbasin. It also has a heated towel rail and window.

Outside

There is one parking space at the front of the property. To the rear is a raised deck area with plenty of space for pots, plants along with outside furniture, making the ideal spot for alfresco dining. Steps lead down from here to a lawned area and access to a private rear path. The rear garden has been well landscaped using oak beams forming well-manicured raised beds. Under the decking is a useful undercroft providing storage

Service charge & ground rent £1,378.56 per annum (includes building insurance)

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 is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve 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

Directions

From Wells follow signs for the B3139 The Horringtons. Turn right on to The Old Frome Road and then first left into Gilbert Scott Road. Continue ahead following Gilbert Scott Road around to the left to the front of the main building. Proceed for approx. 200m. Take the next right into Moffat Drive and then second left into The Courtyard. Follow the road round, continue under the arch way and turn right into Gilbert Scott Mews.

REF:WELJAT171218

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Gas central heating

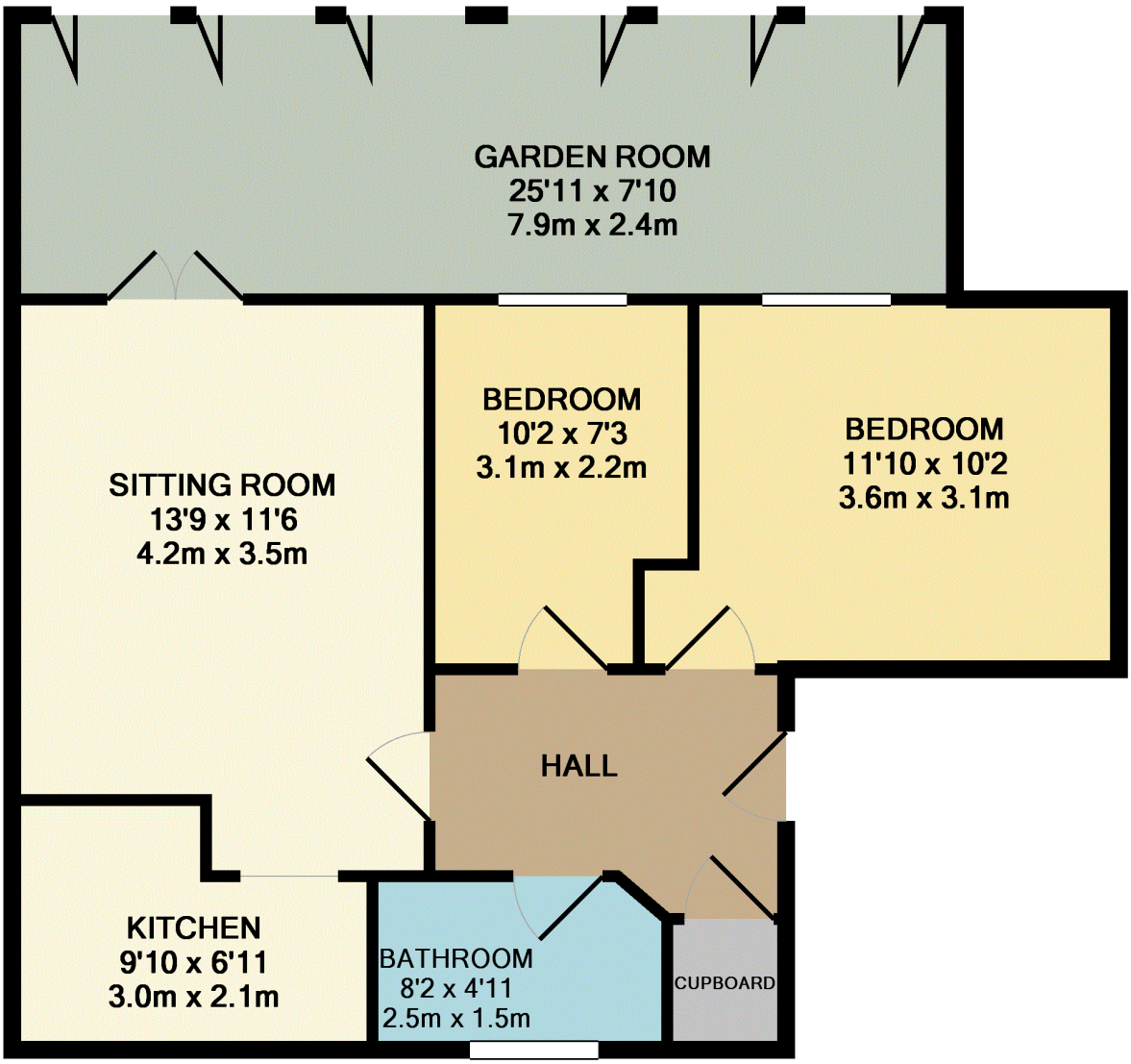
Services: Mains drainage, water, gas & electricity

Tenure: Leasehold 978 Years remaining

Motorway Links
- M4
- M5

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

Nearest Schools
- Horrington
- Wells



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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