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£179,950 Leasehold

3 West Court
South Horrington Village
Nr Wells, BA5 3DE

COOPER AND TANNER





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Description
A deceptively spacious two bedroom Grade II listed cottage set within the heart of the popular village of South Horrington with views and no onward chain. Offered to the market for the first time since new, the property is presented in good order but still gives scope to improve and mark your own stamp. The house features high ceilings, original features and has the benefit of the boiler only being 3 years old.

Upon entering the property is an entrance hall opening into the sitting room, a lovely room with stone mullion windows and an electric fireplace as the focal point of the room. The kitchen/dining room is a spacious room with windows looking out over beautifully maintained communal grounds. The kitchen comprises a range of wall and base units, an electric oven, gas hob and ample space for a dining table to seat six people. From the sitting room is an inner hallway which has enough space for a small office area or additional storage along with stairs leading to the first floor.

On the first floor is a light and airy landing leading to two bedrooms with the largest having the benefit of an ensutie shower room with shower, toilet and wash hand basin. The family bathroom comprises a bath, toilet and wash hand basin.

Outside
At the from of the property is an allocated parking space for the property with ample visitor parking spaces close by. The gardens for the property are communal and surround the development. Beautifully manicured the ground make for a perfect area for walks, picnics or simply a quiet area to 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. Wells itself 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.

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

Service Charge: approx.. £1740 per annum
Ground Rent: £75 per annum

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 Moffats Drive and proceed for approx. 100m you will see a parking area on your right, please park there and The property can be found in front of you.

REF:WELJAT05032020

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Gas central heating

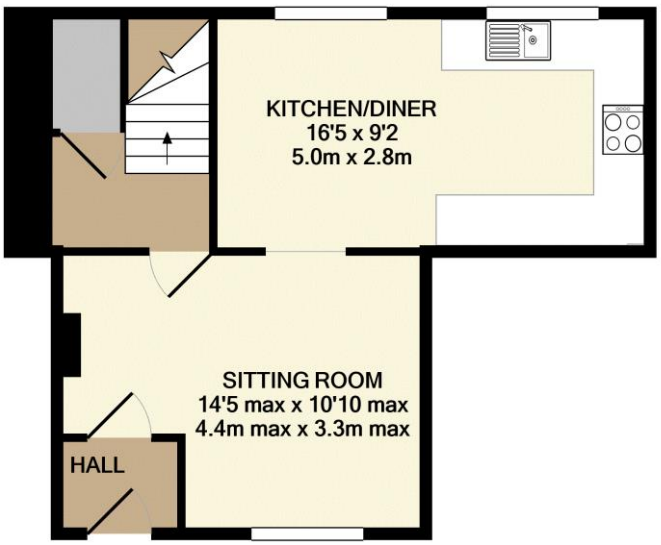
Services: Mains drainage, gas and electricity

Tenure: Leasehold – 974 years remaining

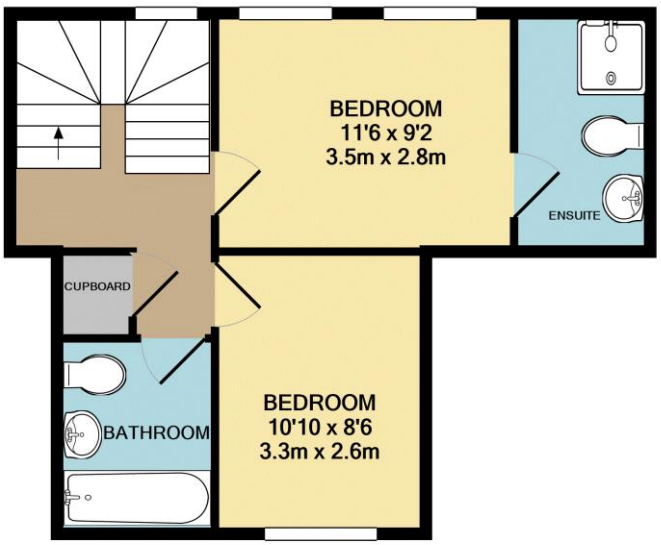
Motorway Links
- M4
- M5

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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