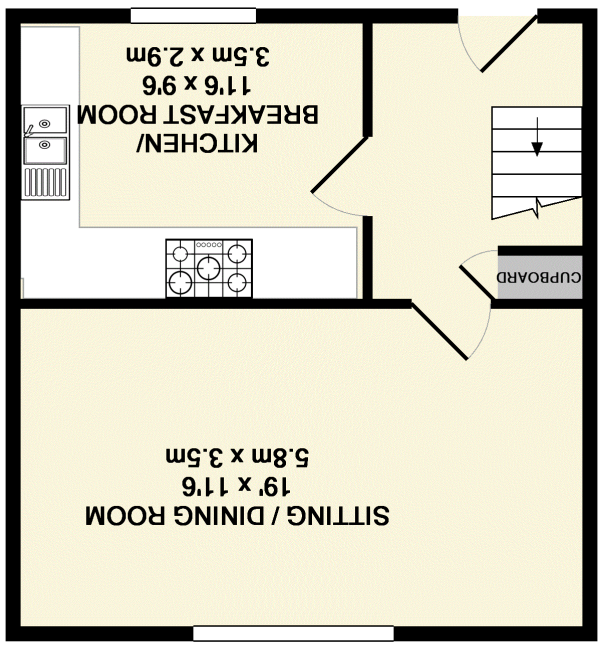


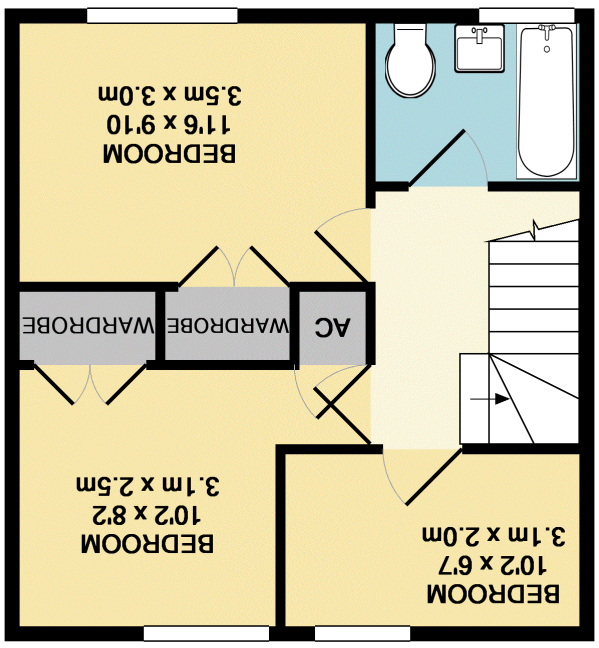




GROUND FLOOR



FIRST 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
Made with Metropix ©2017

IMPORTANT NOTICE:
These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

To Contact
COOPER & TANNER
Wells Office
Telephone: 01749 676524
Address: 19 Broad Street, Wells, Somerset BA5 2DJ
E-mail: wells@cooperandtanner.co.uk



23 West Court, South Horrington Village. BA5 3DE

Guide Price £230,000

COOPER & TANNER
THE ART OF AGENCY

Description

Within the heart of a beautifully converted Grade ll Listed hospital is this renovated three bedroom mid terraced property surrounded by manicured gardens and offered with no onward chain. The house has an array of features such as mullion windows and high ceilings whilst having been lovingly improved and modernised by the current owners, more recently with the addition of a new kitchen, bathroom and boiler.

The accommodation comprises a large entrance hall with chequered lino flooring along with ample space for shoes, coats and an under-stairs cupboard for storage. The kitchen/breakfast room features a range of base units with soft close doors, built in fridge, freezer and washing machine topped with solid wood work-surfaces. The main feature of the room is the 'Smeg' range cooker with space to comfortably accommodate a table for four people. The generous sitting/dining room runs the width of the property with ample space for a large dining table, three piece suite and benefits from stunning south facing views over the gardens.

To the first floor are two double bedrooms, both have built in wardrobes with storage above with one having a rank of book shelves and the other having views over the communal grounds. A single bedroom also has the south facing aspect over the grounds with views of Tor Woods in the distance. From the landing is the newly fitted bathroom with a bath and shower overhead, toilet, wash hand basin, heated towel rail and tiled floor.

There is a large, fully boarded, loft space providing plenty of space for storage.

Outside

The property has the full benefit of the beautifully manicured south facing communal gardens with several seating areas to enjoy the views towards Tor Woods and back towards Wells. From the grounds there are several footpaths and walks which can either lead into the centre of Wells or onto the Mendip Hills. An area at the front of the property has been designed by the owners to accommodate a bistro table for eating outside.The parking for the property can be found at the front with one allocated space and many visitor spaces

Location

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

Tenure

Leasehold
Approximately 974 years remaining

Service Charges

Service charge £1231.94 per annum
Reserve fund £561.80 per annum
Ground Rent £75.00 per annum

Heating

Gas central heating

Services

Mains drainage, water, gas and electricity are all connected.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

Council Tax

Band 'C'

EPC Rating

Rating not required for listed buildings

Viewing

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From Wells proceed out of the town along the (B3139) 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.



















OnTheMarket.com