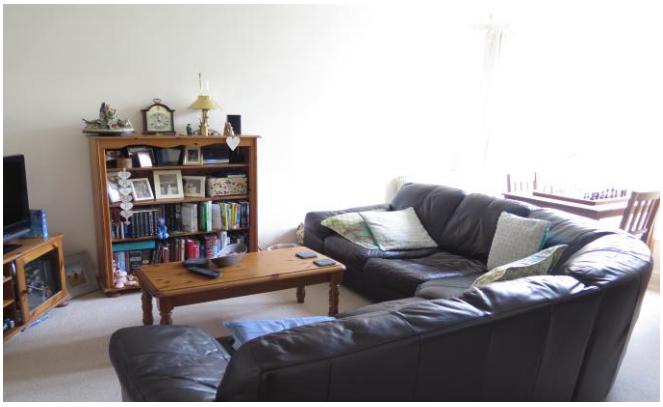






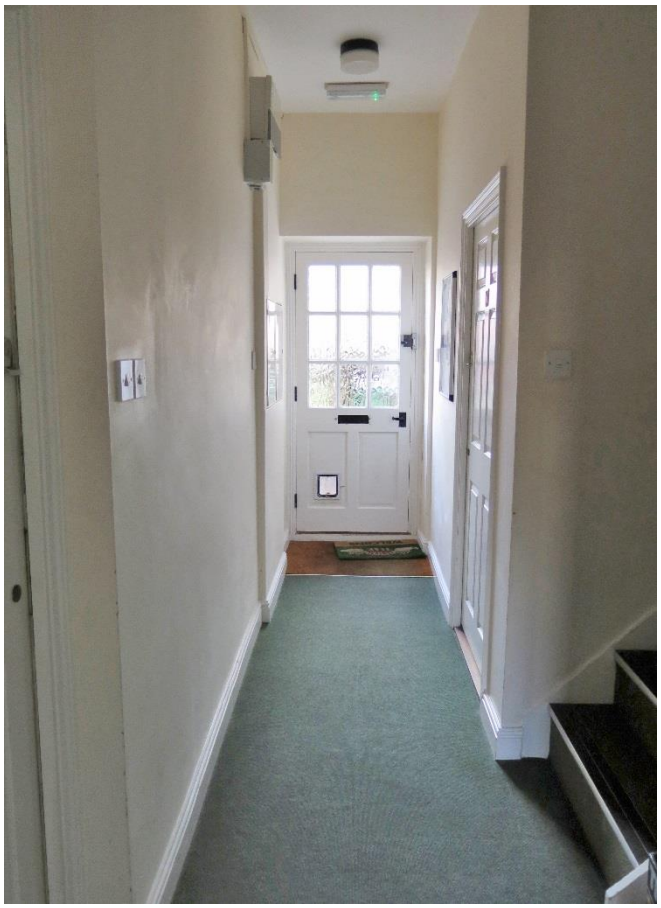
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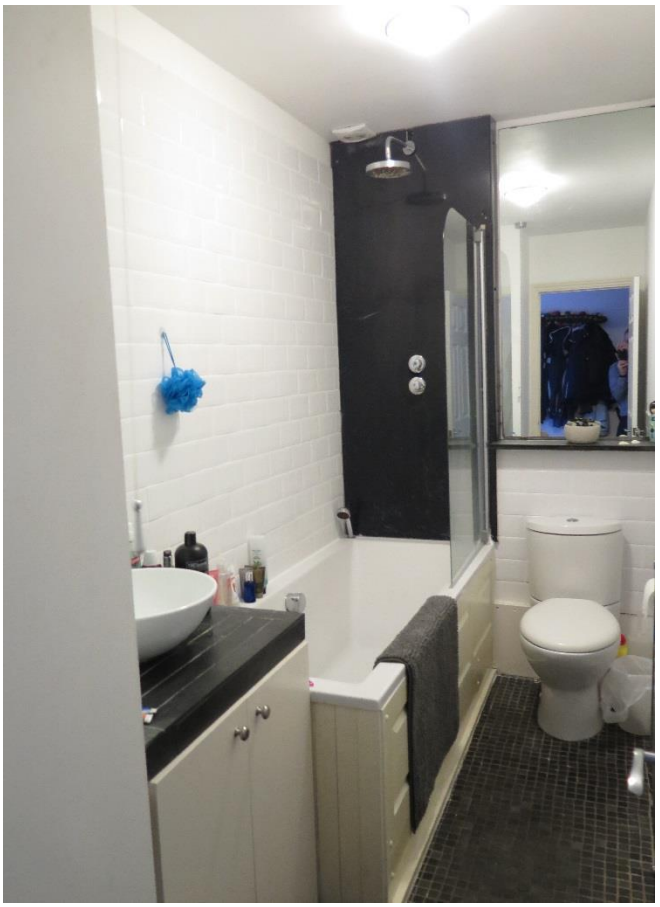
£149,950 Leasehold

18 West Court
South Horrington Village
Near Wells, BA5 3DE

COOPER AND TANNER







18 West Court
South Horrington Village
Near Wells, BA5 3DE

2 **1** **1** **EPC D**

£149,950 Leasehold

Description
Entering the property via an intercom system the communal hallway leads to the front door. Through the front door, the hallway offers space for hanging coats and shoes along with a useful storage cupboard. High ceilings run throughout the property giving a feeling of space.

The sitting / dining area is well proportioned with plenty of room for a sofa, table and chairs, television unit and dresser. A large feature window fills the room with light. The kitchen comprises a range of wall and base units along with a sink, gas hob and electric oven. There is space for a dishwasher, washing machine and a fridge-freezer.

The bathroom is accessed from the hallway and comprises bath with shower over, wash basin with storage beneath and a toilet. The first bedroom is a good size double with an attractive feature window overlooking part of the communal garden. Bedroom two is a single room, again with views over the gardens.

Outside
Outside there is one allocated parking space and also an area for visitors to park. There is presently a small garden area (part of the communal gardens) to the front of the property with a variety of shrubs, this could be put to gravel, with permission, and accommodate a bistro table and chairs.

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), 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

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 Victorian building and around to the right. West Court can be found a little further along on the right hand side.

Ref: WELJAT210118

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Gas central heating

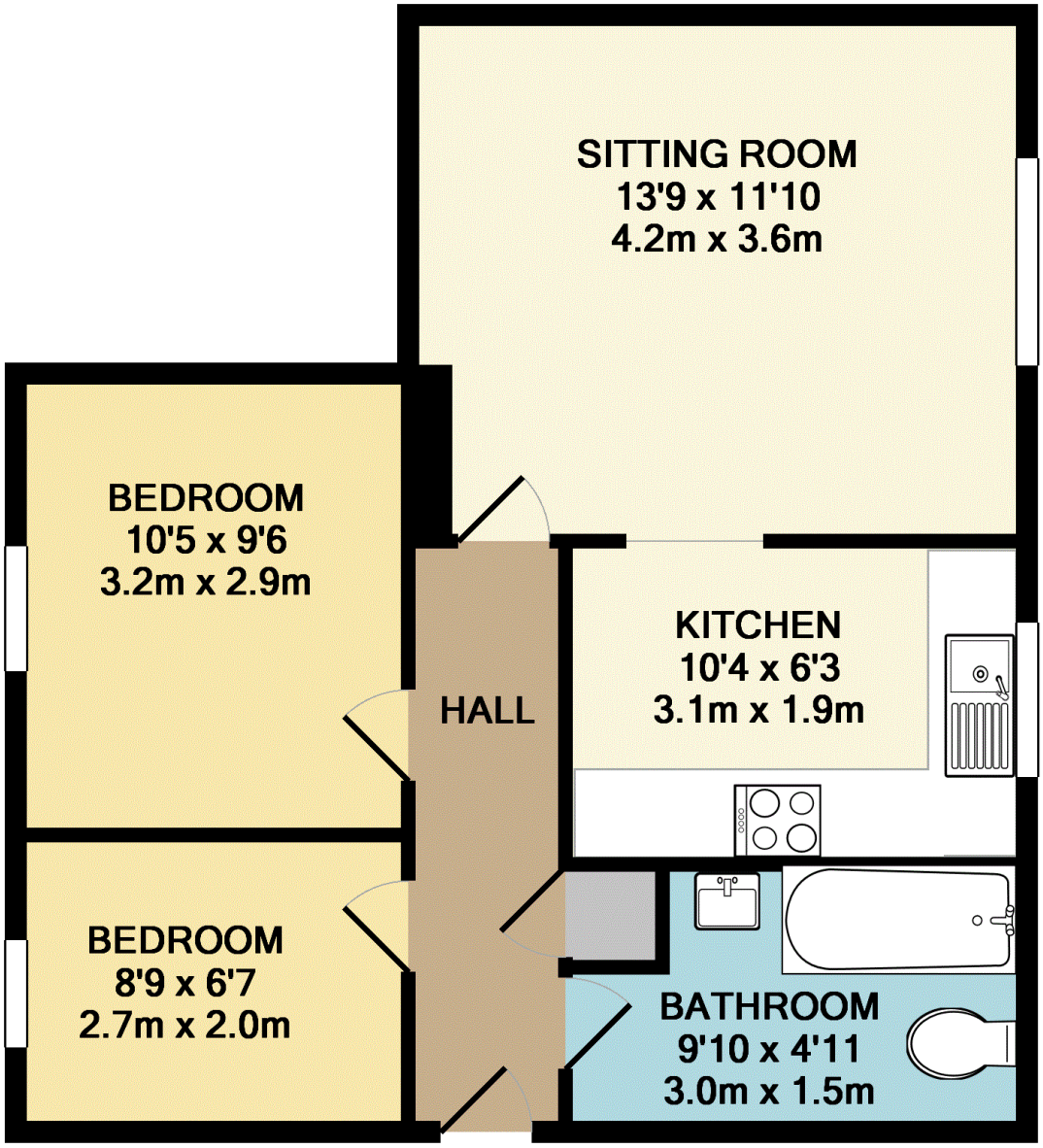
Services: Mains drainage, gas and electricity

Tenure: Leasehold (approx. 976 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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wells@cooperandtanner.co.uk

COOPER AND TANNER

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