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 EPC C

£210,000 Freehold

17 New Square
 South Horrington
 Nr Wells, BA5 3JS

COOPER
 AND
 TANNER



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Description

An immaculate two double bedroom house set within the popular South Horrington village with two parking spaces, south facing garden and offered with no onward chain. The property has been enhanced by the current owners and would make a fantastic first time purchase or investment buy.

Upon entering the house is an entrance hall with large understairs cupboard and a w/c with wash hand basin. The kitchen has been refitted in recent years with an array of units with soft close doors and drawers topped with wooden work surfaces, electric oven, gas hob, space and plumbing for a washing machine along with a lovely aspect overlooking the square to the front. The sitting/dining room runs the width of the house, a spacious room with French doors opening out to the south facing rear garden.

Stairs rise to the first floor which features two double bedrooms, both of which having built-in wardrobes and both with a lovely aspect. The shower room features a shower, toilet, wash hand basin, heated towel rail and shelving.

Outside

The gardens have been designed by the current owners to be low maintenance whilst still having an abundance of colour and a fantastic space for entertaining. From the sitting room is a patio area, completely private it benefits from the sun all day long and is a great space for outside furniture. A lower area of gravel leads to a wooden shed, with light and power, and car port style shed for bikes. The garden is enclosed by wooden fencing making it secure and brilliant as a lock up and leave. At the front of the property are two parking spaces.

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.

Nearby, the picturesque City of Wells 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

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

Directions

From Wells follow signs for the B3139 The Horringtons. Turn right into Upper Breach and then take the second right into New Square. Follow the road with the church directly in front of you, when the road splits turn left and the property can be found on the right hand side.

REF:WELJAT280720

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



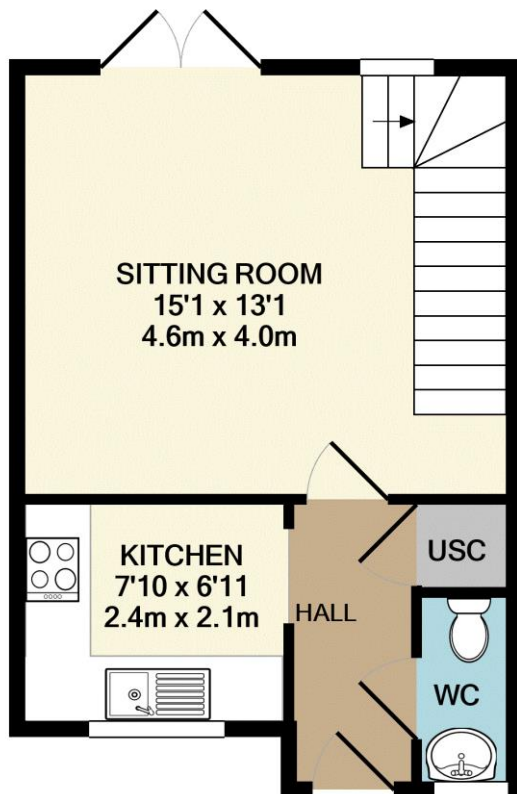
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

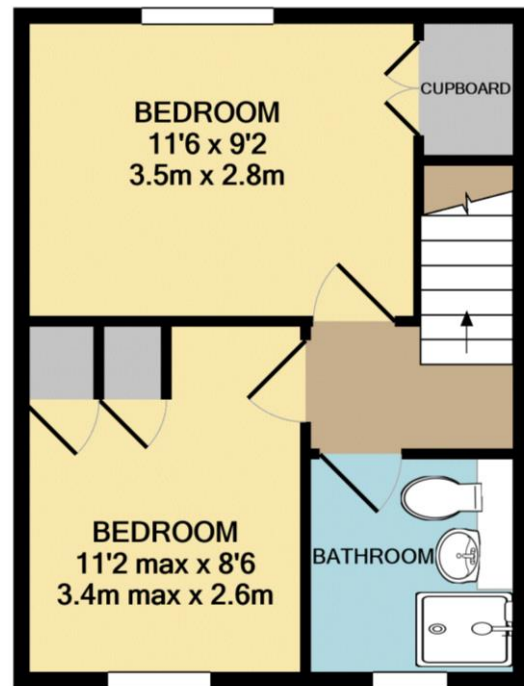


Nearest Schools

- Wells

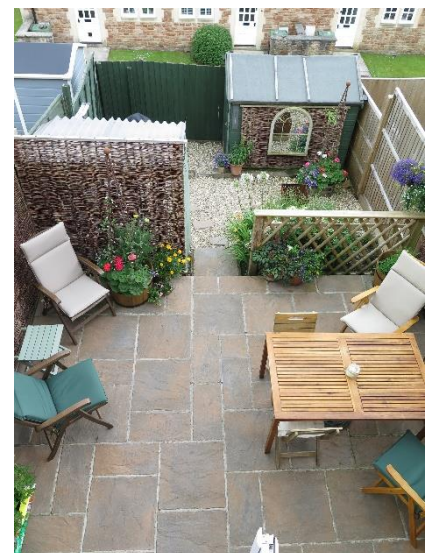


GROUND FLOOR



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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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