





2 1 1 EPC D

£155,000 Leasehold

6 West Court
South Horrington
Nr Wells, BA5 3DE

COOPER AND TANNER


LOUNGE
HOUSTON ST



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Description
A delightful two bedroom ground floor apartment with beautifully manicured communal gardens set within the popular and desirable village of South Horrington. The property has been upgraded by the current owner and is now presented in immaculate order throughout making it a fantastic first time purchase, investment or second home.

The living accommodation is open plan with a large dual aspect room with ample space for a sitting room area and space for a dining table to accommodate four to six people comfortably. The room has grand stone mullion windows with window seats. the kitchen comprises a range of wall and base units, an electric oven, gas hob and space for a dishwasher if desired.

From the inner hall are two double bedrooms, one of which looking to the front and one to the rear, both with beautiful original mullion windows. The bathroom features a bath with shower above, toilet and wash hand basin.

Outside
To the front of the property is a private parking area for West Court with an allocated space for number 6 with visitor spaces also available The property benefits from stunning south facing communal grounds which overlook a cricket pitch and tennis court.

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), 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

Ground rent: £70 per annum
Service charge: £1740 per annum
This includes buildings insurance, lighting and maintenance of communal areas and communal gardens.

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. 150m and take the first right into West Court where the property can be found.

REF:WELJAT21022020

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Gas central heating

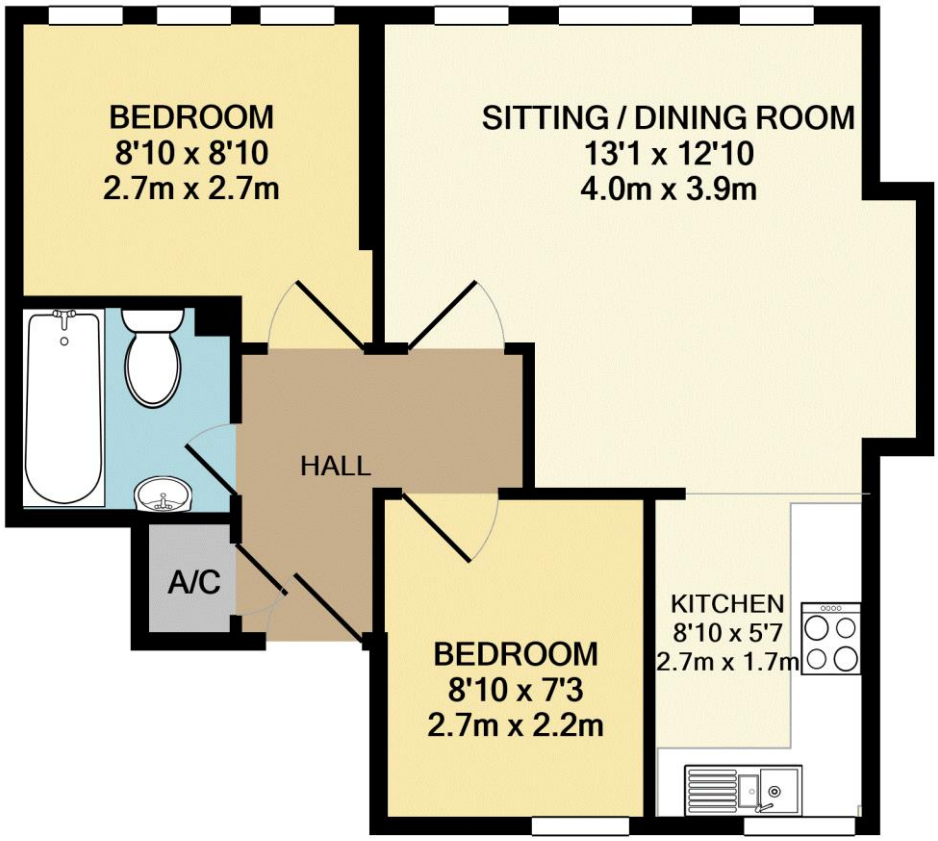
Services: Mains drainage,

Tenure: Leasehold (years remaining to be advised)

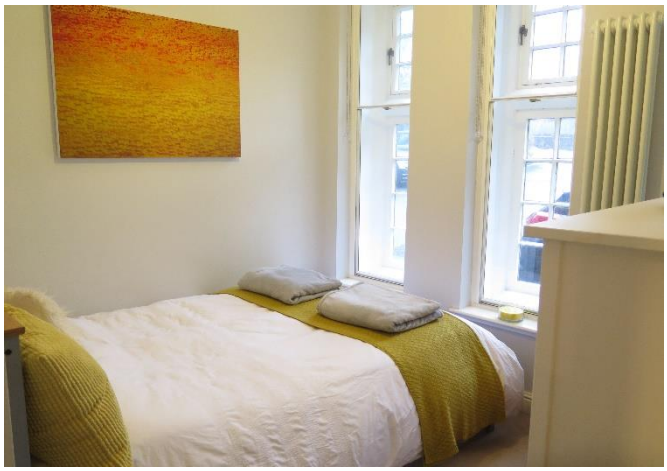
Motorway Links
- M4
- M5

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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COOPER AND TANNER

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