



 1-2  1  1 EPC D

£175,000 Long Leasehold

12 West Court
South Horrington
Nr Wells, BA5 3DE

COOPER
AND
TANNER



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DESCRIPTION

A delightful, one bedroom, ground floor apartment set within beautifully manicured communal gardens set in the popular and desirable village of South Horrington. The property is presented in immaculate order throughout making it a fantastic first time purchase, investment or second home.

The main living accommodation is open plan with a large room providing ample space for both a seating area and dining area to accommodate a table for two to four people comfortably. This generous room benefits from high ceilings and grand stone mullion windows to the front. The kitchen comprises a range of wall and base units with white gloss doors and drawers topped with granite effect worktops, an integrated electric oven, gas hob along with space for both a fridge/freezer and a washing machine.

From the inner hall is a light double bedroom with mullion window. Adjacent, is another versatile room, again with mullioned window and ideal as a study, nursery, walk-in wardrobe or occasional single bedroom. The bathroom features a 'P' shaped bath with shower above, toilet, wash basin and heated towel radiator.

OUTSIDE

To the front of the property is a private parking area for West Court with an allocated space for number 12 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.

SERVICE CHARGE

Ground Rent: £75.00

Service Charge: £2327.24

VIEWING

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

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:WELJAT18022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 967 years remaining (as of 2026)



Motorway Links

- M4
- M5



Train Links

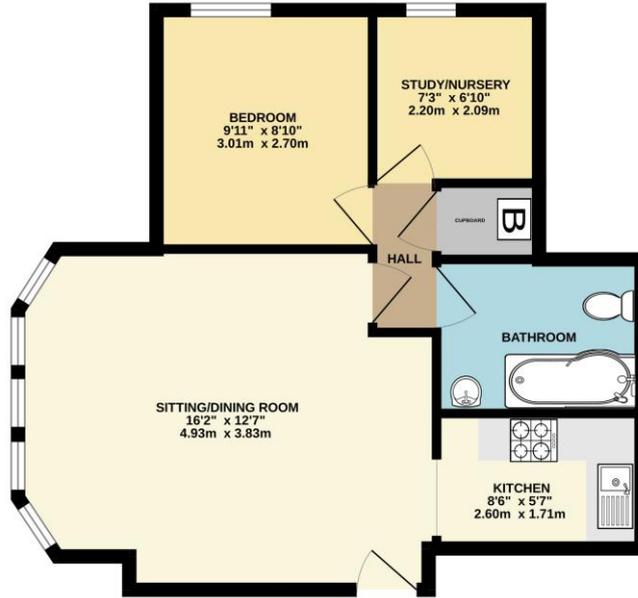
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Horrington & Wells

GROUND FLOOR APARTMENT



While every attempt has been made to ensure the accuracy of the floorplan 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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