



 3  2  2 EPC C

Guide Price £415,000

3 Hillside
South Horrington
Nr Wells, BA5 3QE

COOPER
AND
TANNER



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Guide Price £415,000 Freehold

DESCRIPTION

A splendid three bedroom detached property set on a quiet cul de sac in a small village on the eastern side of Wells. The house benefits from a garage, off road parking and offers scope to update and put your own stamp on.

Upon entering the house is a bright entrance hall with a downstairs cloakroom comprising; a toilet and wash hand basin. To the front, the sitting room is a spacious and bright room offering plenty of space for comfortable seating. An opening, originally having double doors, leads to the dining with ample space for a dining table to seat four to six people and French doors leading to the rear garden. The kitchen comprises; a range of fitted wall and base units, an integrated electric oven, gas hob, space for an undercounter fridge, along with space and plumbing for a washing machine and views to the rear garden. An internal door leads to the garage which has light and power. To the rear of the garage is a separate room used as a utility room, with space for white goods and a door out to the rear garden.

Stairs rise to the first floor which features three double bedrooms and the family bathroom. The principal bedroom overlooks the front of the house and has an ensuite shower room, along with built-in wardrobes. The further two bedrooms are both double in size, one looking to the rear and one to the side. The family bathroom comprises; a bath, toilet and wash hand basin.

OUTSIDE

The garden is mainly laid to lawn along with borders of shrubs and bushes and a patio area, perfect for outside

entertaining. To the front of the house is a driveway with parking for one car in front of the garage, along with a side pedestrian gate leading to the rear garden.

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. 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

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 third right into Hillside. The property can be found a little further along on the right.

REF:WELJAT30092024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

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

Hillside, South Horrington Village, Wells, BA5

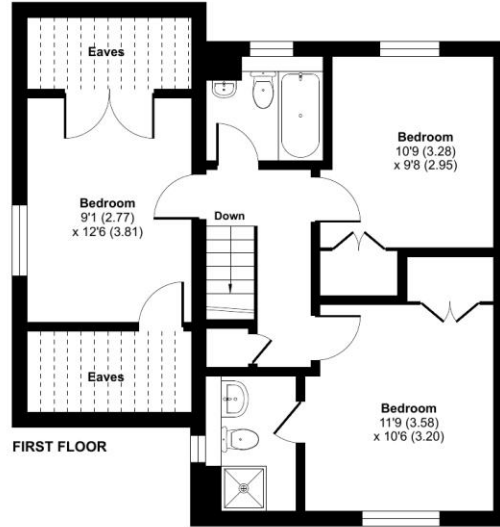
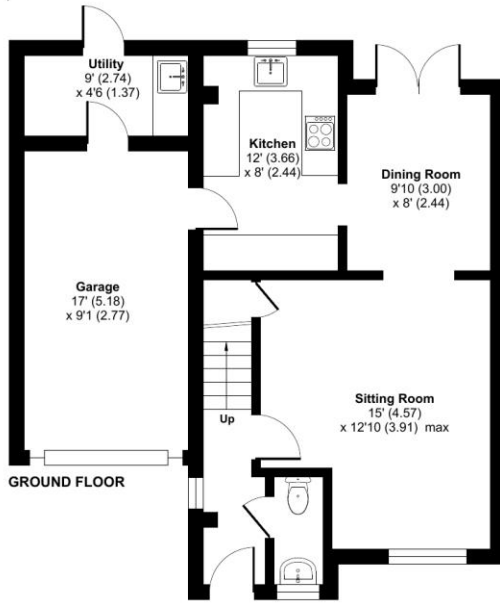
Approximate Area = 972 sq ft / 90.3 sq m

Limited Use Area(s) = 87 sq ft / 8 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1261 sq ft / 117 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Cooper and Tanner. REF: 1188561



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