



 3  1  2 EPC To follow

£325,000 Freehold

26 Manor Court  
Easton  
Nr Wells, BA5 1ER

**COOPER  
AND  
TANNER**



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## Easton

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### DESCRIPTION

A beautifully extended and renovated three bedroom semi-detached home, benefitting from a South-West facing garden, ample parking and set within a quiet cul de sac. The property has been enhanced more recently with the addition of a new kitchen and bi-folding doors opening out to the patio and gardens beyond.

Upon entering the house is an entrance hall with space for shoes and coats. The sitting/dining room benefits from a dual aspect with an abundance of natural light and views overlooking the gardens. Within the room is ample space for comfortable seating along with space for a table to accommodate eight to ten people. Bi-folding doors have transformed the space allowing for a perfect connection between indoor and outdoor living. The kitchen features an array of fitted units topped with stone worktops, two electric ovens, 5 ring gas hob, built-in microwave, dishwasher, under counter freezer and space for both a washing machine and large fridge/freezer. A large cupboard under the stairs provides an additional larder storage space.

To the first floor are three bedrooms and the family bathroom, which comprises a bath with shower above, toilet, wash hand basin, storage and heated towel rail. The principal bedroom has a view to the front of the house, space for a large wardrobe and benefits from an ensuite shower room. The second bedroom is a double in size, also with a view to the front and a fitted wardrobe. The third bedroom is a good sized single, with fitted wardrobe and garden views.

The property benefits from Truespeed fibre optic broadband – offering speeds upto 900mbps.

### OUTSIDE

Approaching the property is a driveway to accommodate two to three cars and access to the former garage which is now used for storage whilst also having the benefit of water and light, so could

be used as a utility room, if desired. The bi-folding doors open to a patio, perfect for outside furniture, dining and entertaining with steps leading down to the enclosed garden. The garden faces South-West and is mainly laid to lawn with a wide variety of shrubs, bushes, flower beds and trees. A wooden shed within the garden provides additional storage.

### LOCATION

Easton is a village set between Wells and Cheddar. The village has a Church and hall, the neighbouring village of Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities.

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, 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 take the A371 towards Cheddar. After approximately 2 miles you will enter the village of Easton. Continue through the village taking the second left into The Green, continue down the hill for approx.. 100m and turn left into Manor Court the property can be found a little further along on the right hand side.

REF:WELJAT08082025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Westbury sub Mendip, Wookey & Wells

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.

Whilst 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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