



 3  1-2  2 EPC N/R

£294,000 Leasehold

12 East Court
South Horrington
Nr Wells, BA5 3HL

COOPER
AND
TANNER



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 3  1-2  1 EPC D

£294,000 Leasehold

DESCRIPTION

A deceptive three bedroom, grade II listed, character property set within the heart of South Horrington with lovely southerly views over beautifully maintained gardens. The property is presented in excellent order throughout and benefits from two off road parking spaces.

Upon entering the property is an entrance hall with stairs leading to a first floor Attic room. The kitchen/breakfast room to the ground level is at the front of the property and has recently been re-fitted with a range of navy blue Shaker style wall and base units topped with laminate worktops and featuring an integrated slim-line dishwasher, electric oven, microwave, gas hob, space for a fridge freezer and ample space for a table to accommodate four people. The south facing sitting room, runs the width of the property and is a well-proportioned room with a large, mullioned window overlooking the grounds. There is plenty of room for comfortable seating and a dining table if desired.

From the hall stairs lead down to a lower level with a storage cupboard, three bedrooms and the family bathroom. The main bedroom is a spacious double with built-in storage around the bed and benefits from southerly views across the well-maintained gardens. A further double bedroom, again with built-in storage and views to the rear. The third bedroom is single in size and is currently being used as an office. The family bathroom comprises a freestanding bath, toilet and wash basin.

The attic room is a stunning space with exposed beams and is currently used as a games room. This spacious area could also be utilized as a hobby room or home office and benefits from eaves storage. In one corner is a shower room with storage cupboard, shower cubicle, WC and wash basin.

OUTSIDE

The property has the full benefit of the beautifully manicured south facing communal gardens. Seating areas throughout the gardens offer delightful views towards Tor Woods and back towards the city

of Wells. From the grounds there are several footpaths and walks which can either lead into the centre of Wells or onto the Mendip Hills. The parking for the property can be found at the front with allocated tandem parking for two cars.

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 is located in the Mendip district of Somerset. Wells itself 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

Service charge: Circa. £1800 per annum

Ground rent: £75.00 per annum

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. 100m you will see a parking area on your right, please park there and in the right hand corner are steps leading down to the entrance of the property.

REF:WELJAT22022023

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – years remaining to be advised



Motorway Links

- M4
- M5



Train Links

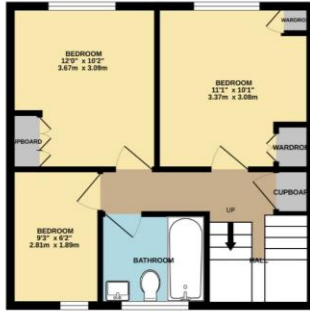
- Castle Cary
- Bath Spa
- Bristol Temple Meads



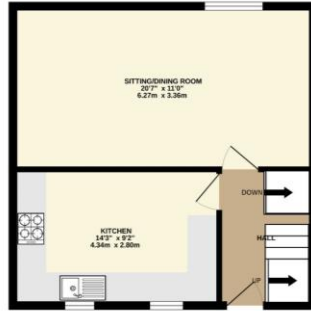
Nearest Schools

- Horrington & Wells

LOWER GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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