



 2  1  1 EPC To follow

£225,000  
Long Leasehold

2 East Court  
South Horrington  
Nr Wells, BA5 3HL

COOPER  
AND  
TANNER



# 2 East Court South Horrington Nr Wells, BA5 3HL

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## £225,000 Long Leasehold

### DESCRIPTION

A splendid two bedroom Grade II listed first floor apartment, set within the heart of South Horrington and benefitting from its own private entrance. The property is presented in an immaculate condition throughout and features high ceilings, period features, allocated parking and views over the beautifully tended communal gardens.

Upon entering the property, on the ground floor, is a bright and spacious entrance hall with notably large cupboard, ideal for coats, shoes and day to day storage.

Stairs rise to the first floor landing. This bright, galleried space has a window to the front and could be used as a study area. Off the landing is an 'L' shaped corridor leading to all of the rooms and having three large built-in cupboards which offer plenty of useful storage space. The sitting/dining room is, once again, a bright space with high ceiling and a large original window looking out over the gardens. Within the room is ample space for comfortable seating and a dining table to seat two to four people. Open to the sitting room is the well-appointed kitchen with a range of cupboards with white high gloss doors and drawers, white ceramic sink, integrated dishwasher, built-in oven, gas hob and integrated fridge freezer along with a 'Vaillant' wall-mounted combi-boiler and a window to the front.

The two bedrooms are both double in size, one looking out to the front and the second benefitting from views over the gardens with Tor Woods in the distance. The bathroom is a good size and comprises; bath with mixer shower attachment, WC and wash basin.

### OUTSIDE

There is allocated parking to the front of the property with ample visitors' parking. To the back of the property are beautifully tended communal grounds overlooking Tor Woods.

### 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 CHARGES

Service charge currently £1626.48 per annum  
Sinking Fund contribution currently £675.62 per annum  
Ground rent £75 Per Annum

### VIEWING

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

### DIRECTIONS

From Wells take the B3139 signposted to Bath. Carry on up St. Thomas' Street and Bath Road passing 'The Britannia Inn' on your right. Continue for approx. 200metres around a left hand bend. Take the next right into Upper Breach. Continue along Upper Breach bearing to the right at the end of the road, this turns into East Court where the property can be found on the left hand side.

REF:WELJAT02092024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

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

**Tenure:** Leasehold - Approx. 970 years remaining



#### Motorway Links

- M4
- M5



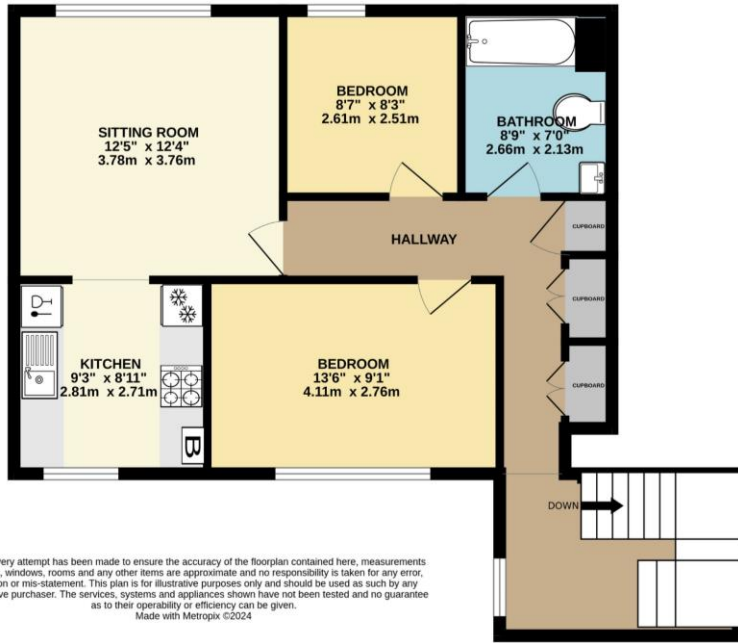
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

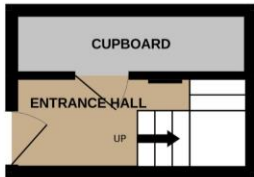


#### Nearest Schools

- Wells



GROUND FLOOR



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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