



 3  2  1 EPC D

£330,000 Freehold

30 Manor Court  
Easton  
Nr Wells, BA5 1ER

COOPER  
AND  
TANNER



# 30 Manor Court Easton Nr Wells, BA5 1ER

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## £330,000 Freehold

### DESCRIPTION

A splendid three bedroom detached family home situated within the ever-popular cul de sac of Manor Court and benefitting from a garage, South-West facing garden and no onward chain. The property offers a blank canvas for someone to place their own mark with scope and space to extend if desired, subject to the necessary consents.

Upon entering the house is a hall leading into the sitting room with a view to the front and an electric fire as the focal point. The dining room has ample space for a table for six people along with a large storage cupboard and sliding door opening out to the decking and gardens beyond. Adjacent to the dining room is the kitchen featuring an array of fitted units, double electric oven, gas hob and view out to the garden. A utility room is accessed from the kitchen provides further storage, a Belfast sink, plumbing for a washing machine, a door into the single garage and a door opening out to the enclosed rear gardens.

To the first floor are three bedrooms, two double bedrooms, a good size single bedroom and the bathroom. The bathroom comprises a bath with shower above, toilet and wash. Both of the bedrooms to the front of the house have views towards Glastonbury Tor whilst the double bedroom to the rear has a lovely aspect over the gardens, with the Mendip Hills in the distance.

### OUTSIDE

The enclosed rear garden faces South West and benefits from the sun mainly in the afternoon and evenings. Within the garden is an area of lawn along with shrubs, mature trees and both a decked area and patio - perfect for outside furniture and entertaining. To the front of the house is a

driveway for two cars leading to a garage with an 'up and over' door, light and power.

### 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

Proceed out of Wells on 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, then first left into Manor Court, continue for 300m and turn right, number 30 can be found on your right-hand side.

REF:WELJAT15012026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



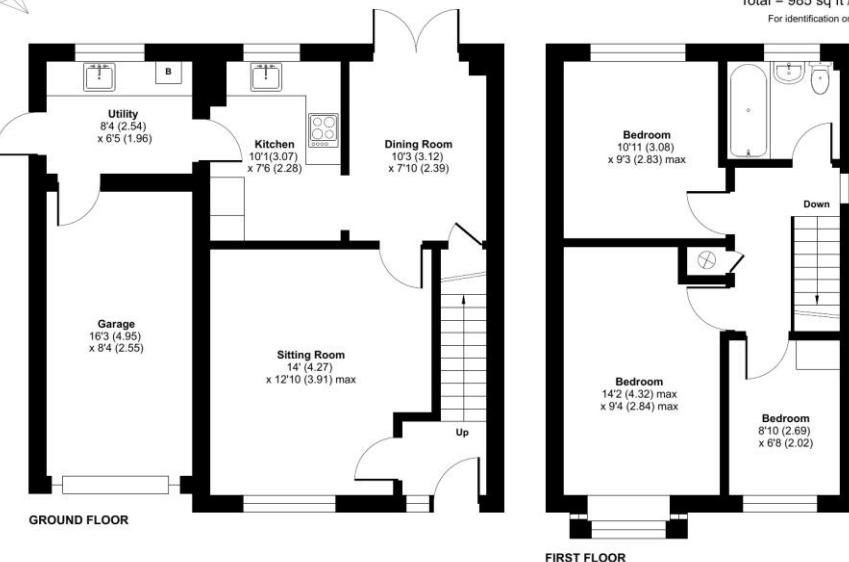
## Manor Court, Easton, Wells, BA5

Approximate Area = 849 sq ft / 78.8 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 985 sq ft / 91.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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