



 2  1  1 EPC C

Guide Price £265,000

29 Manor Court
Easton
Nr Wells, BA5 1ER

COOPER
AND
TANNER



29 Manor Court

Easton

Nr Wells, BA5 1ER

 2  1  1 EPC C

Guide Price £265,000 Freehold

DESCRIPTION

A beautifully presented two bedroom semi detached home set within a cul de sac in the heart of the village of Easton. The property has been recently extended and offers a fantastic kitchen/dining/family room along with off road parking, enclosed rear garden and views over the Somerset countryside.

Upon entering the property is a hallway with space for coats and shoes. Off the hall is the bright and airy sitting room with wood effect flooring and a large picture window to the front, bathing the room in natural light. From the sitting room is the recently extended open plan kitchen/dining/family room. This stunning space is bright and spacious with a useful understairs cupboard and bifold doors leading to the patio and gardens beyond. The newly fitted kitchen has a range of modern white gloss units with integral appliances including; a dishwasher, tumble dryer, washing machine, fridge along with space for a range cooker. A central island is a lovely addition also providing additional storage and work surface. The dining area offers space to accommodate a table to seat six to eight people, along with space for comfortable seating if desired.

Stairs rise to the first floor landing. To the front is a good size double bedroom with far reaching views towards open countryside. To the rear of the property is another double with views over the rear garden. The newly fitted and stylish bathroom benefits from neutral tiles and modern black fittings and comprises; a bath with glazed screen and overhead shower along with a wash basin with illuminated mirror above and a WC.

The property benefits from new exterior windows and doors throughout.

OUTSIDE

To the front of the property is a driveway with space to park three cars. A pedestrian gate leads through to the side of the property and the rear gardens. To the side of the house is a large wooden shed, ideal for garden tools and storage. With

a mixture of patio slabs and artificial grass, the rear garden has been designed to be low maintenance and is fully enclosed by fencing. Steps rise to a further area, which offers the perfect spot for outside entertaining and alfresco dining. In one corner is a summer house with electricity connected and offering the ideal spot to sit and enjoy the garden.

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.

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, number 29 can be found after approximately 350 metres on your left hand side.

REF:WELJAT09072024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

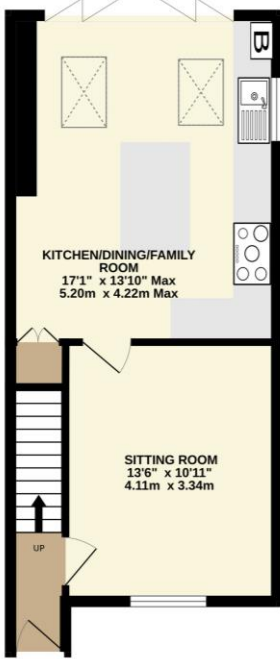
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Westbury Sub Mendip (primary)
- Wells

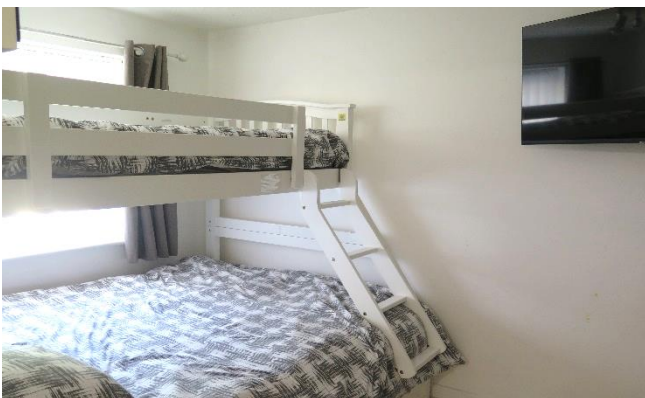
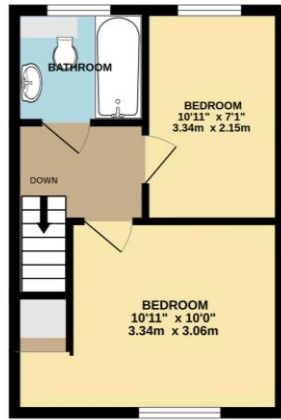
GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.

While 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 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 here are not intended and no guarantee as to their operability or efficiency can be given.
Made with Houspace 02024

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

