



 3  2  2 EPC D

£425,000 Freehold

2 Lower East Court
South Horrington
Nr Wells, BA5 3BW

**COOPER
AND
TANNER**



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DESCRIPTION

Set in the popular South Horrington Village with beautiful countryside on your doorstep is this three double bedroom bungalow with generous living accommodation and offered with no onward chain. The property would benefit from some updating and renovating and offers a blank canvas to place your own mark.

Upon entering the property is a light and spacious hallway with double doors opening into the large open plan sitting/dining room. The sitting room benefits from two sets of French doors opening to the south facing patio and gardens along with a corner window and an electric fire as the focal point. The kitchen comprises a range of fitted units, electric oven, gas hob, space for white goods, a small dining table and a door opening out to the gardens.

The large hall provides access to two of the three double bedrooms with one looking out to the front of the property and the principal bedroom having fitted wardrobes, a view over the gardens and an ensuite bathroom. A separate shower room can also be accessed from the hall. The third double bedroom also has the benefit of fitted wardrobes along with French doors opening into the conservatory. The conservatory is a wonderful additional sitting room with a triple aspect view and door out to the gardens.

OUTSIDE

The property is tucked away in a quite location and approached via a shared tarmac drive leading to the single garage and parking space. A pathway leads to the front door and a gate opening into the enclosed gardens to the rear and side. The garden is tiered with area of lawn, shrubs,

bushes, a wooden shed for storage and a patio, perfect for outside seating and entertaining. Adjacent to the kitchen is a storeroom, perfect for garden implements.

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 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, several 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 follow signs for the B3139 The Horringtons. Turn right on to The Old Frome Road and then first left into Gilbert Scott Road. Lower East Court is on your right and the property can be found a little further along on the right hand side.

REF:WELJAT12112024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

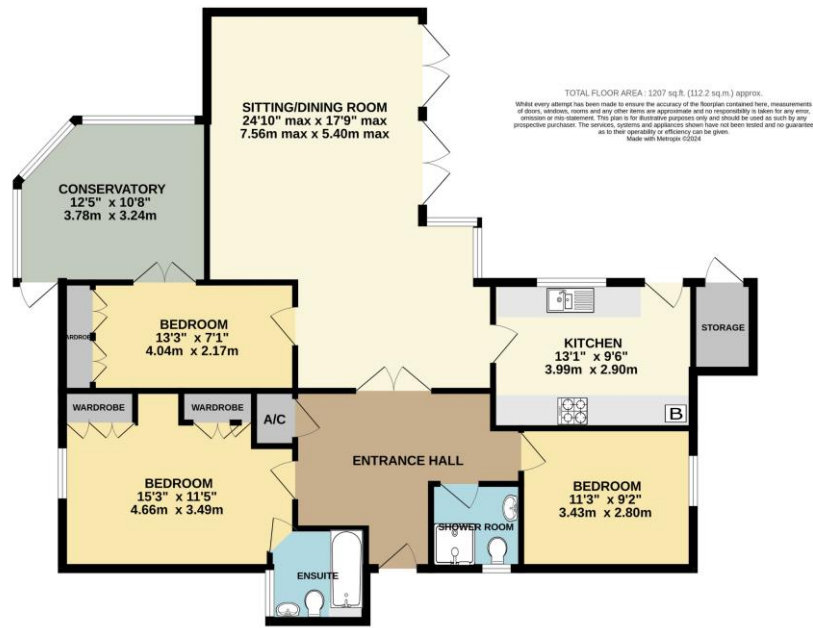
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Horrington & Wells

GROUND FLOOR
1207 sq.ft. (112.2 sq.m.) approx.



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