



 3  2  1 EPC D

Offers in Excess of  
£340,000 Freehold

36 Manor Court  
Easton  
Nr Wells, BA5 1ER

**COOPER  
AND  
TANNER**



# 36 Manor Court

## Easton

### Nr Wells, BA5 1ER

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## Offers in Excess of £340,000 Freehold

### DESCRIPTION

A splendid three bedroom link detached family home set on a large corner plot within a quiet cul de sac and backing onto open fields. The property has been updated in recent years with a new kitchen, new bathroom and oak doors throughout. The property has scope to extend (subject to planning permission). The vendors are suited with their onward purchase.

Upon entering the house is an entrance hall with space for coats and shoes, along with a separate cloakroom comprising WC and wash hand basin. Leading off the hall is the generous sitting room, with a large picture window to the front and an open fire with a stone surround as the focal point. An arch leads through into the dining room which has French doors out to the patio and garden beyond, and can comfortably accommodate a table to seat 6 to 8 people. Leading directly from the dining room is the spacious kitchen with Shaker style units and tiled splash back with fitted extractor hood and space for a freestanding oven. There is also additional space for a fridge freezer and space and plumbing for both a washing machine and dishwasher. A large window which overlooks the rear garden offers plenty of light and an oak door leads to a generous under stair cupboard, ideal for day to day storage. A half-glazed door leads out to the patio and lawn.

From the hall stairs rise to the first floor with three bedrooms and a family bathroom. The principal bedroom has views to the front and two built in wardrobes. To the rear is a good-sized double bedroom with views over the garden and open countryside with Glastonbury Tor in the distance. The third bedroom is single in size and has a front outlook. The family bathroom comprised 'P' shaped bath with electric overhead shower, WC, and wash basin.

### OUTSIDE

To the front is a driveway offering off road parking for two cars, The remainder of the garden is laid to gravel for ease of maintenance and can be used for additional parking if required.

The south facing rear garden benefits from the sun all day and features a gravelled area, ideal for outside furniture and entertaining. With the remainder of the garden laid to lawn and planted with mature trees and shrubs.

### 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 36 can be found on your left.

REF:WELJAT21122022

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**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



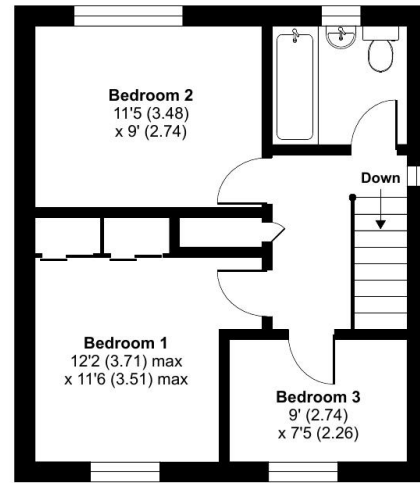
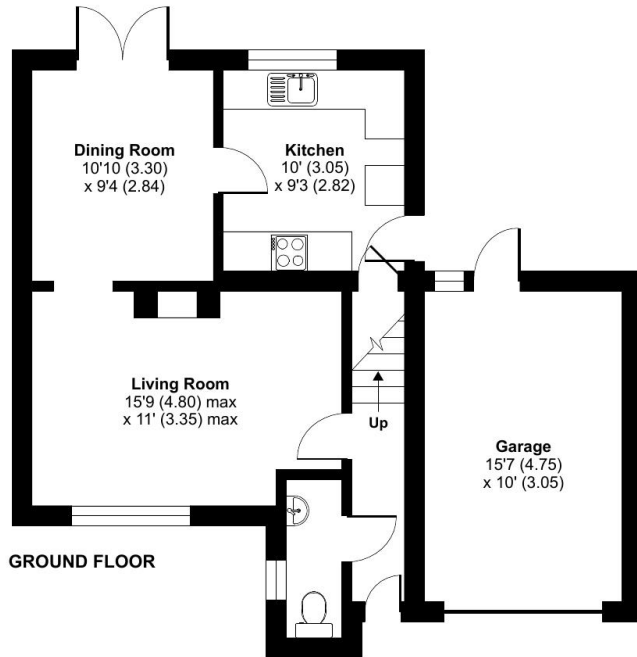
#### Nearest Schools

- Westbury-sub-Mendip
- Wells & Cheddar

# Manor Court, Easton, Wells, BA5

Approximate Area = 1034 sq ft / 96 sq m (includes garage)

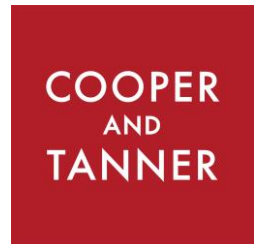
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 932160



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