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Guide Price £290,000

40 Manor Court  
Easton  
Nr Wells, BA5 1ER

COOPER  
AND  
TANNER



# 40 Manor Court

## Easton

### Nr Wells, BA5 1ER

 3  2  1 EPC C

## Guide Price £290,000 Freehold

### DESCRIPTION

A beautifully presented three bedroom property set within a quiet cul de sac, benefitting from a south facing garden and offered with no onward chain.

Upon entering the house is an entrance hall opening into the spacious sitting room with a view overlooking the front gardens, fitted storage and ample space for furniture. The kitchen/dining room runs the width of the house benefitting from views and having doors opening out to the decking and gardens beyond. The kitchen comprises an array of fitted units, integrated double electric oven, electric hob, space for a dishwasher and fridge, a breakfast bar and ample space for a dining table to seat six to eight people. The kitchen faces south and benefits from an abundance of sunshine throughout the day. From the kitchen is a utility room with plumbing for white goods, and access to a further storage area which would be perfect for bikes with it having a garage door opening onto the driveway to the front.

To the first floor are three bedrooms and the bathroom which comprises a bath with shower above, toilet, wash basin with storage and heated towel rail. The principal bedroom can be found to the front of the house with a view over the front garden. The second bedroom looks out over the rear gardens with countryside in the distance whilst the third bedroom can be either used as a good sized single or a home office, if desired.

### OUTSIDE

Approaching the property is a block paved driveway with steps leading down to the front door and a low maintenance lawned front garden. Running the width of the house is a decked area providing a wonderful space for outside furniture and entertaining benefitting from a sunny southerly aspect. Steps lead down to a lawned garden with borders of

shrubs, bushes, flowers and two apple trees. A shed in the garden provides further storage.

### 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 40 can be found on your right hand side.

REF:WELJAT06032026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Westbury sub Mendip and Wells (primary)
- Wells and Cheddar (secondary)

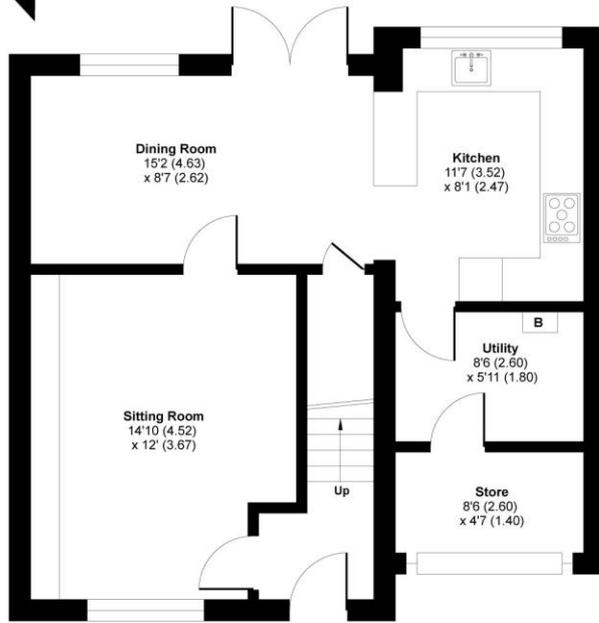
# Manor Court, Easton, Wells, BA5

Approximate Area = 913 sq ft / 84.8 sq m

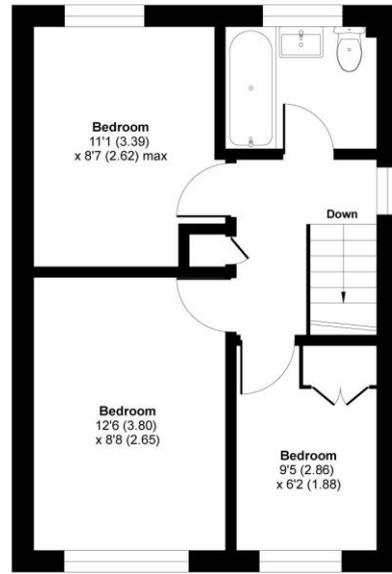
Outbuilding = 39 sq ft / 3.6 sq m

Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale

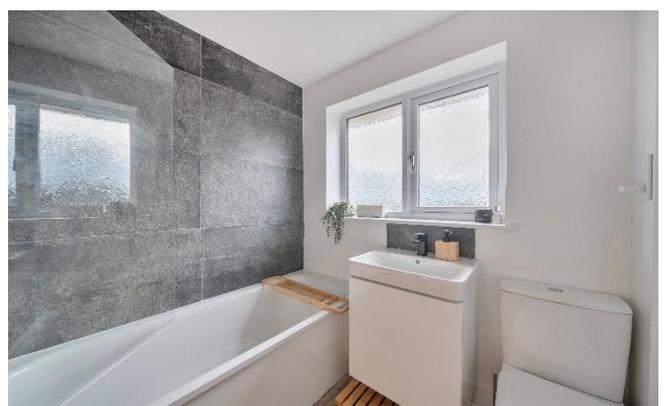


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1414664



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