



20 West Court, Wells, BA5 3DE
Guide price £240,000



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20 West Court

Wells, BA5 3DE

- Two Bedrooms
- Open Plan Layout
- Character Property
- John Lewis Blinds
- Two Allocated Parking Spaces
- Stylish Bespoke Kitchen
- Modern Bathroom
- Beautifully Maintained
- John Lewis 100% Wool Carpet
- Communal Garden

Beautifully presented two bedroom home situated in the popular South Horrington Village. The property benefits from two generous bedrooms, sitting room, stylish kitchen and bathroom, communal gardens and parking for two cars. Ideal for first time buyers.



Description

This characterful home sits in small, quiet courtyard of just four properties. Access to the home is through the front porch which is ideal for coats and shoes. You then enter the dual aspect, open plan living space which provides ample room for sitting and dining the large windows flood the room with natural daylight and offer a pleasant view over the garden.

The stylish bespoke kitchen sits at the rear of the property and was replaced in 2016, the current owner has taken time to consider the best use of space to create a kitchen any budding chef would be proud of. There is an array of 400mm extra deep, light coloured wall, base and draw units finished with solid oak worktop. There is a built in electric oven with gas hob, Belfast sink and space for a freestanding fridge-freezer and washing machine.

Stairs rise to the first floor where you will find an impressive landing with high ceilings. The principle bedroom is a bright room that is situated at the front of the property, with feature long drop-high windows. The second bedroom features a raised sleeping deck that increases the floor. There is also a most useful built in wardrobe. The family bathroom has been beautifully finished and benefits from a white modern suite comprising a bath, overhead shower, low level WC and wash hand basin.

Outside

Communal gardens surround the property with lawns and array of mature plants and shrubs. There are two allocated parking spaces which are numbered off Moffats Drive.





History

Dating back to the mid-19th century, this light, spacious and characterful Grade II listed building formed part of the former Mendip hospital complex, originally designed by Sir Gilbert Scott. The complex and as is stands was converted into beautiful mews houses and apartments in the 1990's.

Situation

South Horrington is situated on the edge of Wells and is well placed for those looking to commute to Bath or Bristol.

Wells is England's smallest City lying at the foot of the Mendip Hills. The City centre is well known for its bustling High Street and Market Place within which there is a twice weekly produce market. Wells' most famous landmark, the Cathedral, stands in a commanding position on the Eastern side of the town and is within a stone's throw of all major facilities. Wells offers excellent schooling at all levels, both state and private with the City also represented by four major supermarkets including Waitrose.

Local Authority

Mendip District Council
Council Tax Band - C

Agents Note

Building Regulation consent was granted in 2015/2016 for the conversion of the loft into a physiotherapy room with shower room.

John Lewis bespoke fitted blinds to the sitting room only
100% wool carpet from John Lewis fitted throughout.

Services

All mains connected
Gas combi boiler installed in 2013

Tenure

Leasehold, 999 years commencing 1st January 1995
Twice yearly management charge (period July- December 2022)
£704.72 plus £299.64 reserve contribution = £1004.36
Ground rent £75 per year to be reviewed 1st January 2028

Directions

From Wells proceed to the top of Bath Road, turn right onto the Old Frome Road towards Wells Golf Club. Follow the road taking the second turning on your left onto Gilbert Scott Road follow this road to the top of the hill where you will pass the main house on your right, follow the road around the corner where you will find West Court, the parking is numbered and the property can be found just off Moffats Drive.





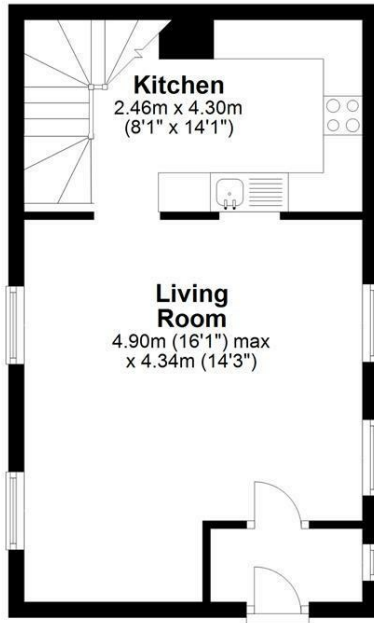
Floor Plans

20 West Court, South Horrington, Wells, BA5 3DE

Approximate Floor Area: 716 sq feet, 66 sq meters

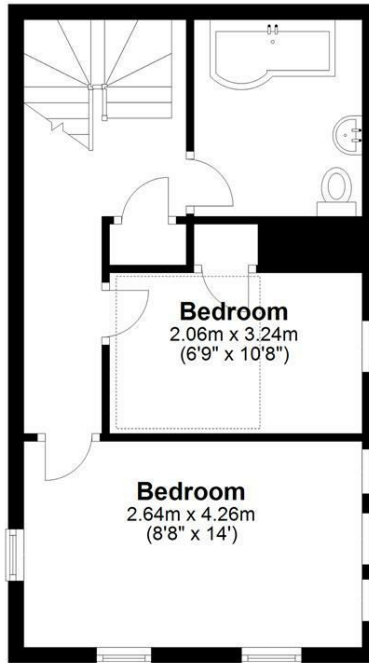
Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



This floor plan provided by Home Circle Property Marketing Specialists is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

Viewing

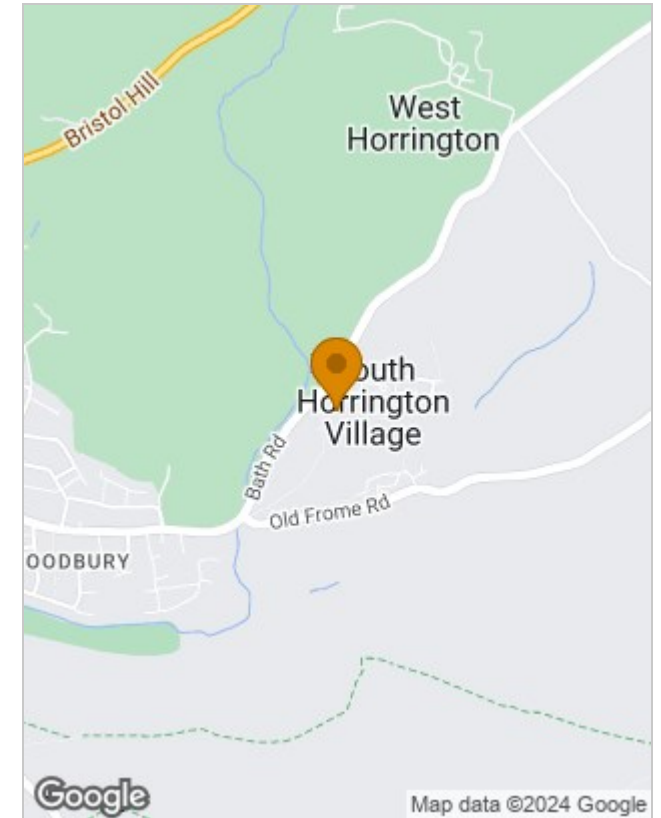
Please contact our Osborne & Osborne Office on 01749 939311 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Dolphins Lovers Walk, Wells, BA5 2QL

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	