



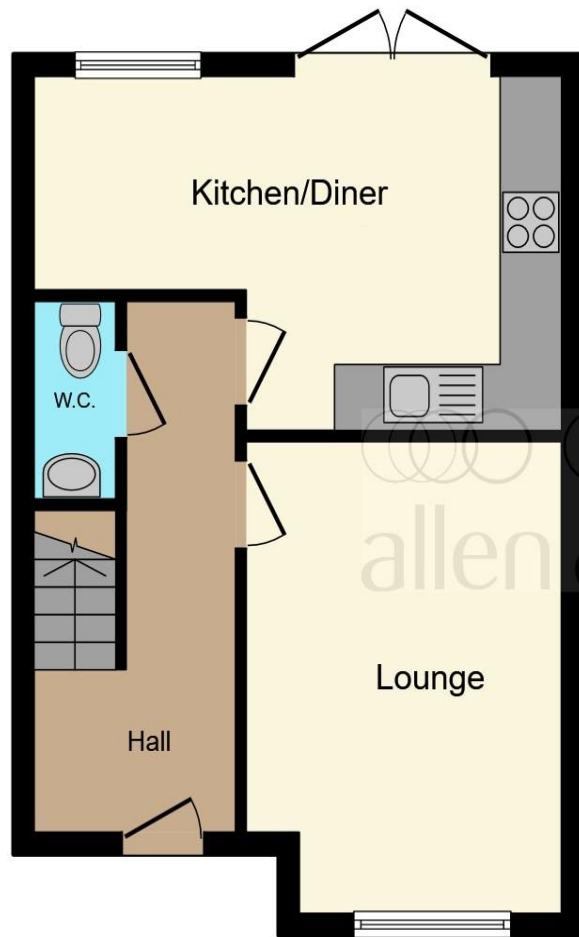
The Orchards, South Horrington Village, Wells, BA5 3NP

welcome to

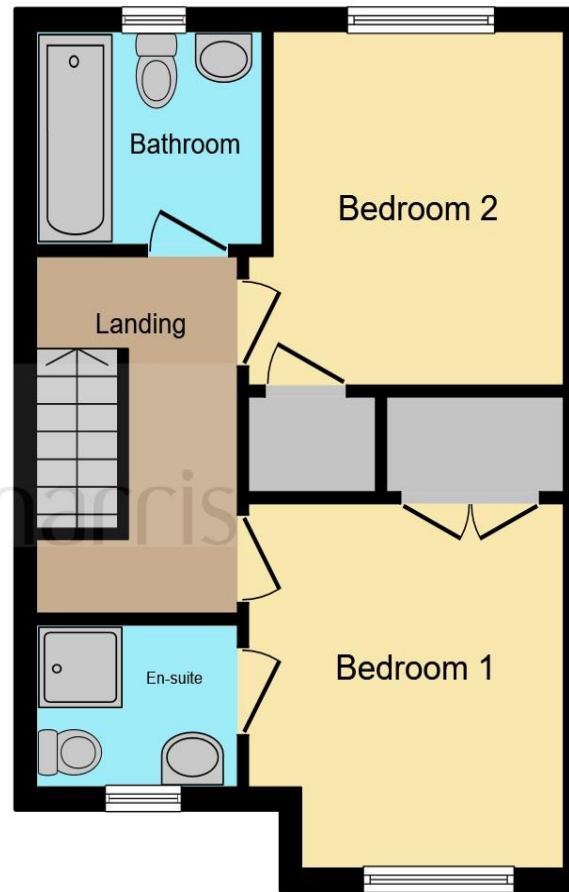
The Orchards, South Horrington Village Wells

Two double bedroom home situated in South Horrington, offering a well-equipped kitchen diner with integral appliances, spacious living room, cloakroom, ensuite to main bedroom and family bathroom. ** Excellent-sized rear garden ** Allocated and visitor parking. **NO CHAIN.**





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

10' 1" x 14' (3.07m x 4.27m)

Kitchen Dining Room

11' 8" max x 16' 11" max (3.56m max x 5.16m max)

First Floor Landing

Main Bedroom

10' 2" x 10' 9" (3.10m x 3.28m)

En Suite

4' 9" x 6' 5" (1.45m x 1.96m)

Bedroom Two

10' 9" x 10' 11" (3.28m x 3.33m)

Family Bathroom

5' 10" x 7' (1.78m x 2.13m)

Outside

Front Garden

Rear Garden

Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Orchards, South Horrington Village Wells

- Terrace Modern Home in Secure Gated Development - Set in an Attractive Courtyard Setting
- Set on the Northeast Edge of the City of Wells - Popular Modern South Horrington Village
- Integrated Kitchen Dining Room, 2 Double Bedrooms, En Suite & Family Bathroom
- Front Garden & Good-Sized Rear Garden
- Allocated Parking and Visitors' Parking
- Popular Location - Ideal for Access to Wells, Bristol, and Bath
- Ideal as a Lock-Up and Leave / Investment Property
- Currently Tenant Occupied

Tenure: Freehold EPC Rating: C
guide price

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105815



Property Ref:
WEL105815 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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