



1 – 4 Border Bridge, Wells Road, Wookey, BA5 1LQ

welcome to

Border Bridge Wells Road, Wookey Wells

Located on the edge of Wookey, taking in far reaching views, this character detached property consists of 4 one-bedroom flats each consisting of open plan living accommodation with fitted kitchen, double bedroom, shower room, access to communal garden and parking. Offered with **NO CHAIN.**





Ground Floor



First Floor

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

Communal Entrance Hall

Flat 1

Rear Lobby

Living / Bedroom
11' 1" x 13' 7" (3.38m x 4.14m)

Kitchen
8' 11" x 10' (2.72m x 3.05m)

Bathroom

Flat 2

Kitchen / Living Dining Room
8' x 12' 4" (2.44m x 3.76m)

Bedroom
9' 9" x 9' 11" (2.97m x 3.02m)

Bathroom
4' 11" x 6' 4" (1.50m x 1.93m)

Flat 3

Living / Bedroom
11' 5" x 12' (3.48m x 3.66m)

Kitchen
9' 2" max x 11' max (2.79m max x 3.35m max)

Bathroom
5' 10" x 6' 8" (1.78m x 2.03m)

Flat 4

Living / Bedroom
8' 7" x 12' 5" (2.62m x 3.78m)

Kitchen
8' 2" x 10' 2" max (2.49m x 3.10m max)

Bathroom
5' 2" x 6' 2" (1.57m x 1.88m)

welcome to

Border Bridge Wells Road, Wookey Wells

- Detached Character House ** Popular Location
- **CONVERSION: 4 X 1 BEDROOM FLATS**
- Surrounded By Beautiful Countryside ** 2 Miles West of Wells
- Excellent Investment Purchase ** Good Rental Yields
- Potential To Re-Convert Back to Family Home (STPP)
- Garden & Driveway Approach
- Offered with **NO CHAIN**

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105832



Property Ref:
WEL105832 - 0005

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk