



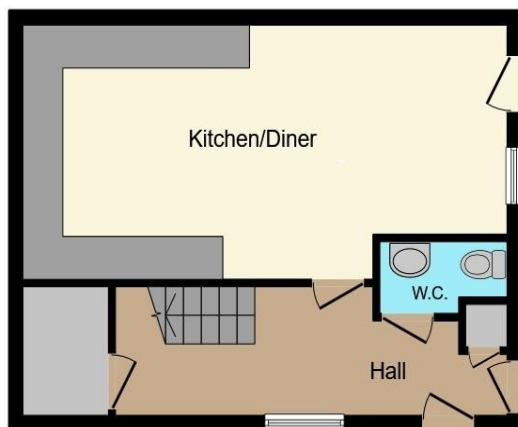
1 West End Court, Shepton Mallet, BA4 5WW

welcome to

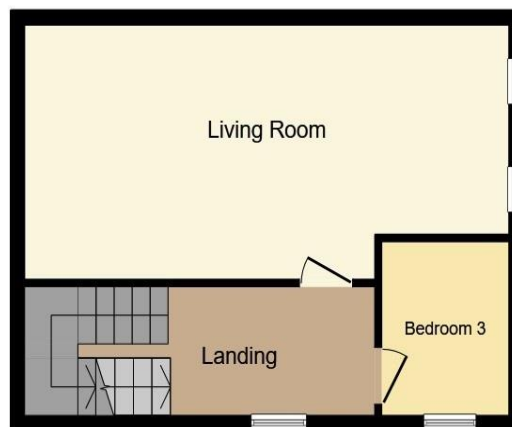
West End Court, Shepton Mallet

Situated within easy walking distance to the town centre, this Victorian home offers spacious family accommodation incorporating stunning original character that is presented to an exceptional standard - enjoying attractive walled rear garden, garage, and parking. Viewing is highly advised.





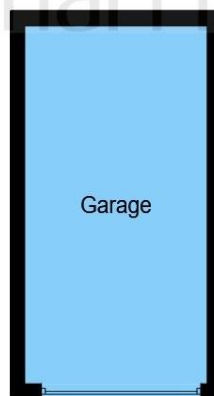
Ground Floor



First Floor



Second Floor



Garage

Entrance Hall

Cloakroom

Kitchen Dining Family Room

11' 5" max x 25' 3" max (3.48m max x 7.70m max)

First Floor Landing

Living Room

11' 9" x 23' 5" (3.58m x 7.14m)

Bedroom Three

6' 10" max x 8' 1" max (2.08m max x 2.46m max)

Second Floor Landing

Main Bedroom

11' 1" max x 19' 10" (3.38m max x 6.05m)

Bedroom Two

8' 9" x 9' 4" (2.67m x 2.84m)

Family Bathroom

9' 3" x 11' 10" (2.82m x 3.61m)

Outside

Rear Garden

Garage

Lease

The property is Grade II listed and has leasehold charges associated with it, and this allows you a share of the Freehold. The lease is 199 years with 183 years left to run on it. The lease does not prevent you from keeping pets, nor sub-letting although permission will need to be granted. The lease is 199 years from January 2005.

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

West End Court, Shepton Mallet

- Attractive Victorian End of Terrace Home
- Tucked Away ** Sought After Town Centre Location
- Exceptional Character Interiors ** Stylishly Presented Throughout
- Fully Integrated Kitchen Dining Room
- Three Good-Sized Bedrooms
- Ground Floor Cloakroom & Well-Appointed Family Bathroom
- Attractive Walled Rear Garden
- Garage & Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£345,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105900



Property Ref:
WEL105900 - 0006

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



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk