



Overleigh, Street, BA16 0TP

welcome to

Overleigh, Street

OPEN HOUSE EVENT *** We're holding an OPEN HOUSE at this property 10th MAY, 1 PM - 3PM. Appointments are essential, so call our office on 01749 676067 to book your time slot today *** After extensive works, this outstanding home offers brand new and stylish interiors that MUST BE VIEWED!





Entrance Hall

Home Office / Bedroom Four

8' 6" x 14' 8" (2.59m x 4.47m)

Open Plan Accommodation

Kitchen

22' 1" x 28' 3" (6.73m x 8.61m)

Dining Area

12' 7" x 16' 8" (3.84m x 5.08m)

Utility Room

6' 2" x 11' 9" (1.88m x 3.58m)

Living Room

14' 2" x 14' 9" (4.32m x 4.50m)

Principle Bedroom

10' 11" x 17' 10" (3.33m x 5.44m)

En Suite Shower Room

6' 3" x 6' 3" (1.91m x 1.91m)

Bedroom Two

9' 2" x 17' 1" (2.79m x 5.21m)

En Suite Shower Room

2' 10" x 7' 10" (0.86m x 2.39m)

Bedroom Three

8' 6" x 14' 8" (2.59m x 4.47m)

Family Bathroom

7' 10" x 9' 10" (2.39m x 3.00m)

Outside

Driveway Approach

Rear Garden

Garage

Agent's Note::

These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. We will endeavour to use the photographs and virtual tours of the actual property but may also show computer generated images.

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 Overleigh, Street

- Impressive & Expansive Detached Home offering New Home Interiors
- Stylish Open Plan Kitchen Dining Room - Vaulted Ceilings and Roof Windows ** Defined Living and Dining Areas ** Large Separate Utility Room
- High Specification Integrated Kitchen ** High End Appliances ** Underfloor Heating Throughout
- Three Bedrooms with Two En-Suites - Forth Bedroom / Study Home Office
- Large Spacious Plot Enjoying Well-Maintained Gardens ** 3kw Solar Panel System Installed
- Highly Sought After Residential Location - Excellent Access to The Town Centre
- Generous Driveway Parking Approach & Attached Garage

Tenure: Freehold EPC Rating: F

£632,500



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105916



Property Ref:
WEL105916 - 0008

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