



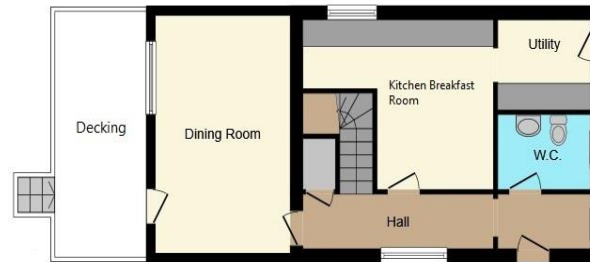
12 West End Court, Shepton Mallet, BA4 5WW

welcome to

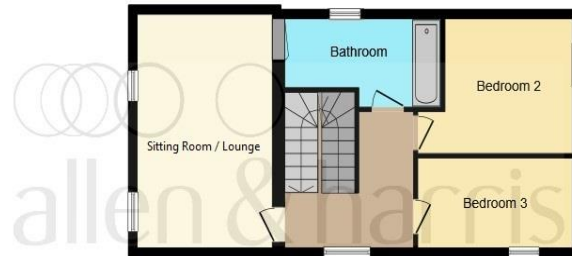
West End Court, Shepton Mallet

A beautifully presented Grade II Listed townhouse set within the prestigious Norah Fry development in Shepton Mallet. Offering three double bedrooms, spacious living areas, a modern kitchen, private courtyard garden, & gated parking, this elegant home combines period charm with contemporary living.

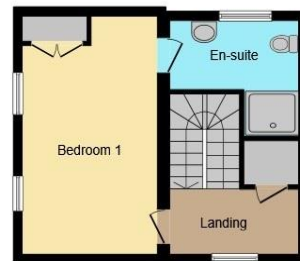




Ground Floor



First Floor



Second Floor

Entrance

Cloakroom

Hallway

Kitchen Breakfast Room

Utility Room

Dining Room

First Floor Landing

Sitting Room / Lounge

Bedroom Two

Bedroom Three

Family Bathroom

Second Floor Landing

Main Bedroom

En Suite

Outside

Front

Garden

Driveway Parking

Agent's Note:

The lease is 199 years as from 01/01/2005 and the property is being sold with a share of the Freehold. Ground rent is £100 p/a with an annual service charge of £1400.

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

- Beautifully Presented Grade II Listed Townhouse
- Three Generous Double Bedrooms, Main En Suite
- Spacious Kitchen/Breakfast Room & Separate Utility Room
- Separate Formal Dining Room Leading to Deck Terrace
- Elegant First-Floor Lounge with High Ceilings & Sash Windows
- Principal Bedroom with En Suite Shower Room
- Private Courtyard Garden with Decorative Fountain
- Gated Driveway with Parking for Two Cars

Tenure: Leasehold EPC Rating: D

Council Tax Band: E 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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106053



Property Ref:
WEL106053 - 0003

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



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