



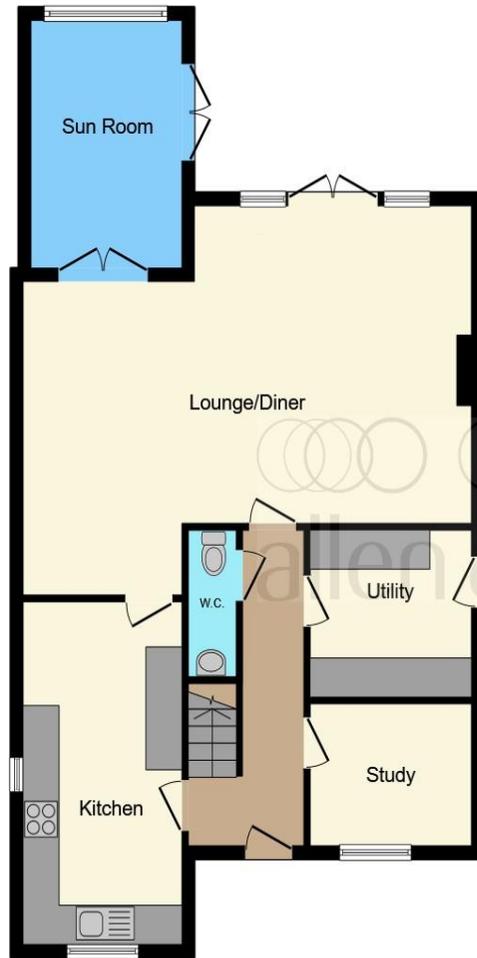
Spring House, Dulcote, Wells, BA5 3NU

welcome to

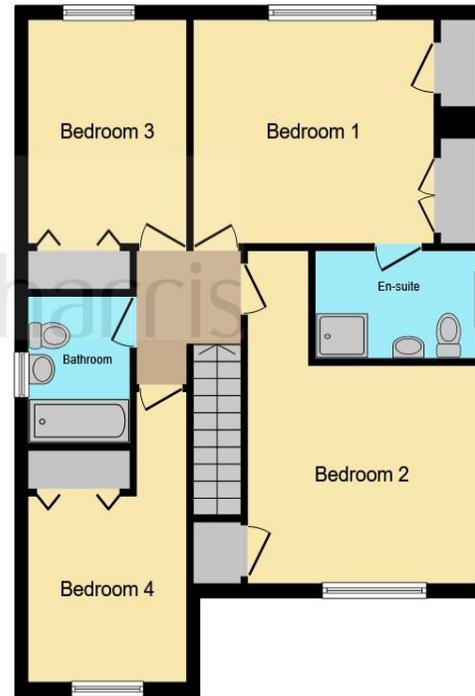
Spring House, Dulcote, Wells

An individually designed detached home in the peaceful village of Dulcote, just a mile from Wells. Built in 2009, Spring House offers spacious, high-specification accommodation with beautiful countryside views, a generous driveway, and a generous rear garden.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Sitting Through Dining Room

18' 8" max x 24' 3" max (5.69m max x 7.39m max)

Dining Area

Garden Room

9' 2" x 13' 3" (2.79m x 4.04m)

Kitchen Breakfast Room

9' x 16' 10" (2.74m x 5.13m)

Utility Room

9' 3" max x 9' 4" max (2.82m max x 2.84m max)

Playroom / Study / Home Office

8' 8" x 7' 3" (2.64m x 2.21m)

First Floor Landing

Main Bedroom

11' 3" x 13' (3.43m x 3.96m)

En Suite Shower Room

5' 5" x 8' 8" (1.65m x 2.64m)

Bedroom Two

17' 1" x 11' 11" (5.21m x 3.63m)

Bedroom Three

9' 1" x 11' 3" (2.77m x 3.43m)

Bedroom Four

9' max x 14' 1" max (2.74m max x 4.29m max)

Family Bathroom

5' 9" x 7' 5" (1.75m x 2.26m)

Outside

Driveway & Front Garden

Rear Garden

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

Spring House, Dulcote, Wells

- Individually Designed Detached Home ** Located in the Village of Dulcote ** 1 mile from Wells
- Generous Accommodation with Countryside Views both Front & Rear ** Three Receptions Areas Plus Dining Kitchen with Integrated Appliances
- Playroom/Study, Separate Utility Room & Cloakroom
- Four bedrooms (Main with en suite), Family Bathroom & Built in Wardrobes
- Gas Central Heating with Underfloor Heating to Ground Floor
- Gravelled Driveway with Ample Parking ** Landscaped Large Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£750,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106153



Property Ref:
WEL106153 - 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.

allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk