

Sheldon Mill, Wells, BA5 2LL

allen & harris

welcome to

Sheldon Mill, Wells

Offered for sale with no chain, this purpose-built ground floor apartment enjoys a central Wells location within easy reach of the city's amenities, shops and historical attractions. Featuring spacious accommodation ideal for first-time buyers or those seeking a convenient lock-up and leave home.



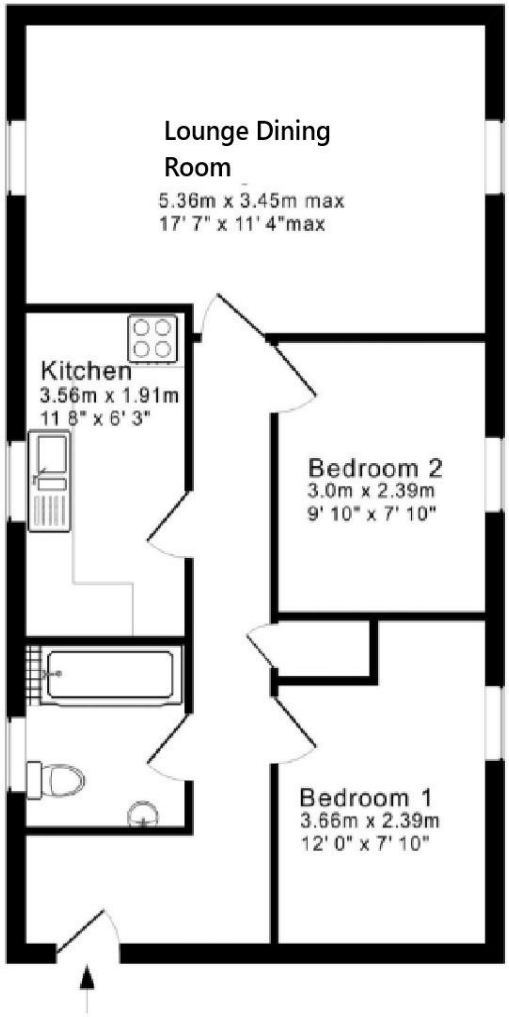












Communal Entrance Hall

Entrance Hall

Lounge Dining Room
11' 4" x 17' 7" (3.45m x 5.36m)

Kitchen
6' 3" x 11' 8" (1.91m x 3.56m)

Bedroom One
7' 10" x 12' (2.39m x 3.66m)

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

Bathroom

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

Sheldon Mill, Wells

- Modern Ground Floor Apartment
- Offered For Sale with No Onward Chain
- Central Wells City Location
- Two Bedrooms
- Spacious Sitting/Dining Room
- Separate Fitted Kitchen with Appliances
- Modern Bathroom with Shower
- Viewing is Highly Recommended

Tenure: Leasehold EPC Rating: C
Council Tax Band: B 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.

£140,000





Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106615

The Property Ombudsman

Property Ref:
WEL106615 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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