





Lawpool Court, Wells, BA5 2AN

allen & harris

welcome to

Lawpool Court, Wells

Offered for sale with no chain, this spacious first-floor apartment is tucked away in a central Wells location, just moments from the city's amenities and historic attractions. Benefitting from two double bedrooms, a generous sitting room with Juliette balcony and a garage.

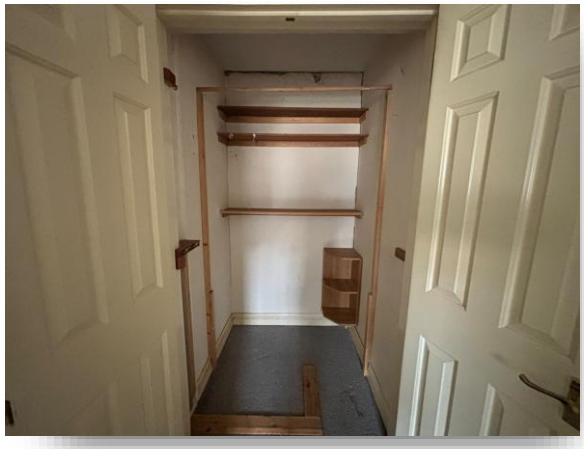


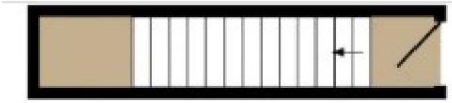












GROUND FLOOR



1ST FLOOR

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

***

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Private Entrance

Entrance Hall

Sitting Room

15' 5" x 16' 1" (4.70m x 4.90m)

Kitchen

5' 11" x 12' 6" (1.80m x 3.81m)

Bedroom One

8' 10" x 12' 6" (2.69m x 3.81m)

Bedroom Two

8' 10" x 9' 3" (2.69m x 2.82m)

Bathroom

Garage

welcome to

Lawpool Court, Wells

- No Onward Chain
- Spacious First Floor Apartment
- Two Double Bedrooms
- Generous Sitting Room with Juliette Balcony
- Garage Providing Parking & Storage
- Central Wells Location Close to Amenities & Historic Attractions

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: D 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.

£145,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106591

The Property Ombudsman

Property Ref:
WEL106591 - 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

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.