



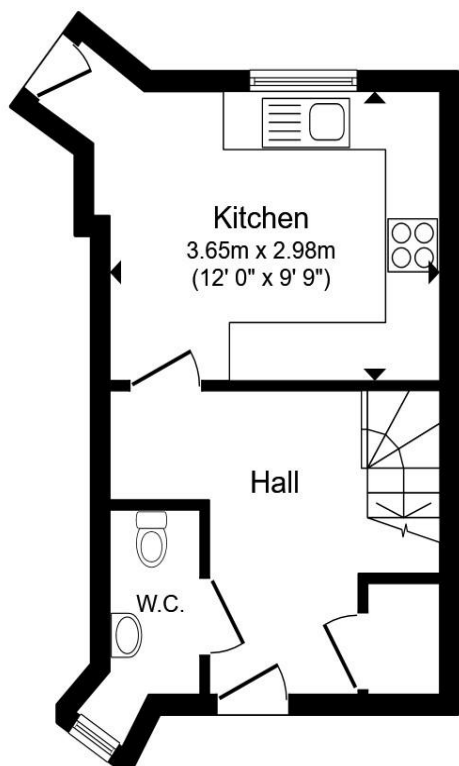
5 West End Court, Shepton Mallet, BA4 5WW

welcome to

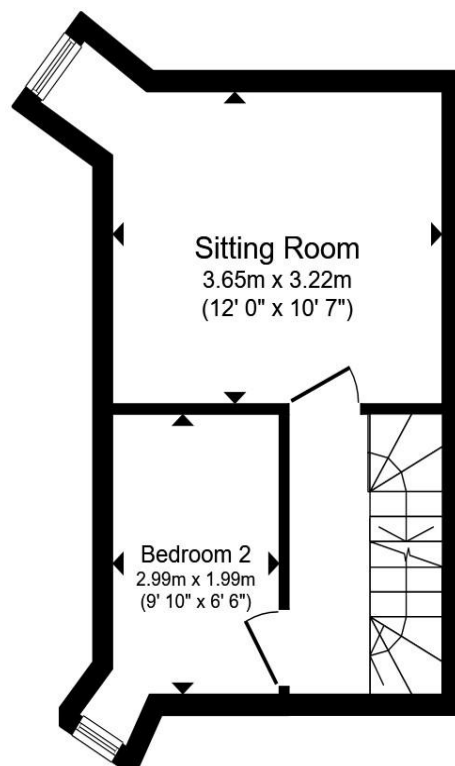
West End Court, Shepton Mallet

An impressively stylishly & well-presented three-storey townhouse situated on the sought-after Norah Fry development, offering well-presented contemporary accommodation, enclosed courtyard garden & tandem parking for two cars. Benefiting from a share of the freehold - viewing is highly recommended.

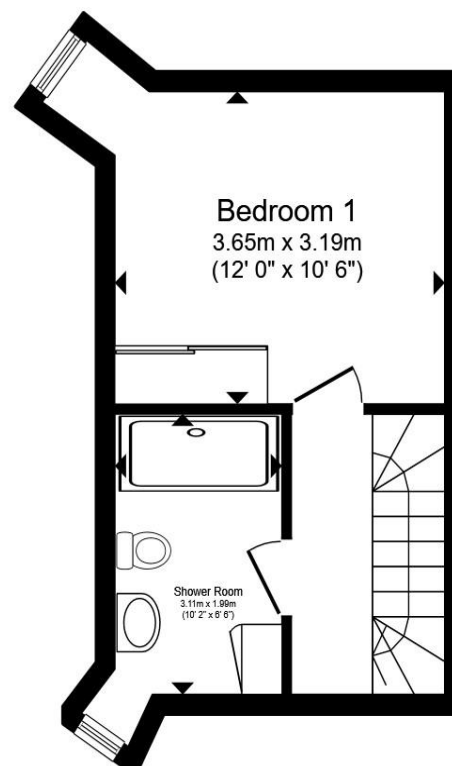




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Kitchen Breakfast Room

9' 9" x 12' (2.97m x 3.66m)

First Floor Landing

Sitting Room

10' 7" x 12' (3.23m x 3.66m)

Bedroom Two

6' 6" x 9' 10" (1.98m x 3.00m)

Second Floor Landing

Main Bedroom

10' 6" x 12' (3.20m x 3.66m)

Shower Room

Outside

Rear Courtyard Garden

Parking

Total floor area 70.7 m² (761 sq.ft.) approx

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.propertybox.io

welcome to

West End Court, Shepton Mallet

- Individually designed three-storey townhouse
- Beautifully presented throughout with a stylish contemporary finish
- Impressive kitchen/dining room with integrated appliances
- Spacious first-floor sitting room overlooking the courtyard garden
- Two well-proportioned bedrooms arranged over the upper floors
- Contemporary family bathroom and ground floor cloakroom
- Enclosed courtyard garden with attractive Grade II listed feature wall
- Tandem off-road parking for two vehicles

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C 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.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106488



Property Ref:
WEL106488 - 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**



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