



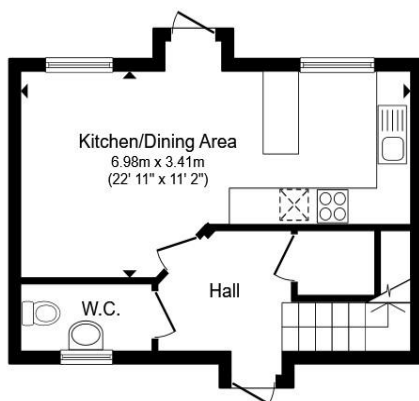
West End Court, Shepton Mallet, BA4 5WW

welcome to

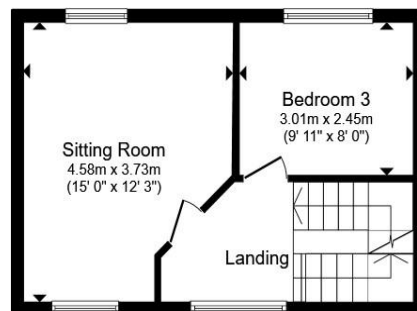
West End Court, Shepton Mallet

A beautifully presented three-storey townhouse forming part of an impressive Grade II listed former hospital conversion, offering light and spacious accommodation, private garden, garage & parking and attractive views, all within a sought-after development close to local amenities. No Onward Chain

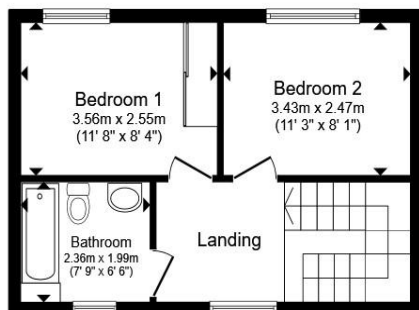




Ground Floor



First Floor



Second Floor

Total floor area 96.5 m² (1,038 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

Entrance Hall

Kitchen Dining Room

11' 2" x 22' 11" (3.40m x 6.99m)

Cloakroom

First Floor Landing

Sitting Room

12' 3" x 15' (3.73m x 4.57m)

Third Bedroom/Study

8' x 9' 11" (2.44m x 3.02m)

Second Floor

Main Bedroom

8' 4" x 11' 8" (2.54m x 3.56m)

Second Bedroom

8' 1" x 11' 3" (2.46m x 3.43m)

Family Bathroom

6' 6" x 7' 9" (1.98m x 2.36m)

Outside

Rear Garden

Parking

welcome to

West End Court, Shepton Mallet

- Grade II listed former hospital conversion
- Well-presented three-storey 3-bedroom townhouse
- Light and spacious accommodation throughout
- First Floor sitting room
- Stylish dining kitchen** Integrated appliances
- Family bathroom and ground floor cloakroom
- Private garden ideal for outdoor living & Off-street parking & Garage
- Share of freehold included

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1787.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£295,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106425



Property Ref:
WEL106425 - 0009

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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