



West Court, South Horrington Village, Wells, BA5 3DE

welcome to

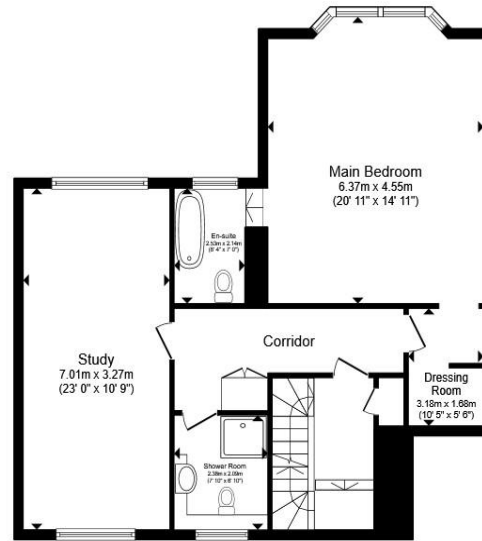
West Court, South Horrington Village, Wells

Exceptional and spacious home within a prestigious development, offering versatile living across three floors, character features throughout, superb communal grounds, and allocated parking.

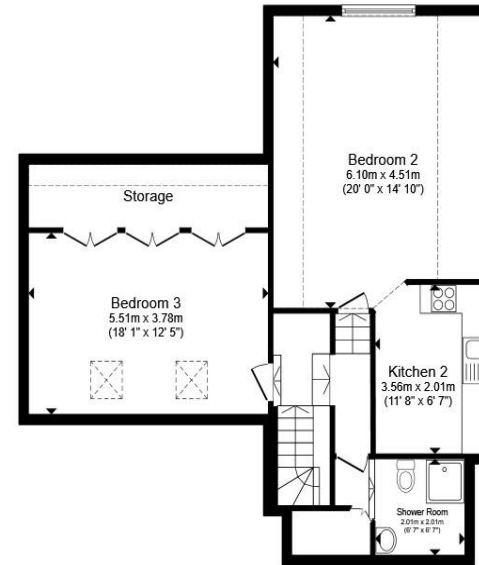




Ground Floor



First Floor



Second Floor

Hall

W/C

Utility

11' x 6' 7" (3.35m x 2.01m)

Kitchen/Lounge/Sitting Room

33' 7" x 20' 4" (10.24m x 6.20m)

First Floor

Corridor

Study/Bedroom

23' x 10' 9" (7.01m x 3.28m)

Main Bedroom

20' 11" x 14' 11" (6.38m x 4.55m)

En Suite

8' 4" x 7' (2.54m x 2.13m)

Dressing Room

10' 5" x 5' 6" (3.17m x 1.68m)

Shower Room

7' 10" x 8' 10" (2.39m x 2.69m)

Second Floor

Bedroom Two

20' x 14' 10" (6.10m x 4.52m)

Bedroom Three

18' 1" x 12' 5" (5.51m x 3.78m)

Total floor area 249.4 m² (2,684 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 Court, South Horrington Village Wells

- Impressive and substantial home of exceptional proportions
- Striking open-plan kitchen, dining and living space
- Luxurious principal suite with dressing area and freestanding bath
- Self-contained top floor living space with kitchen and shower room
- Two allocated parking spaces plus ample visitor parking

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: F Service Charge: 4654.00

Ground Rent: 150.00

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.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105551



Property Ref:
WEL105551 - 0005

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.

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allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk