



**Board Cross, Shepton Mallet, BA4 5DX**



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## **Board Cross, Shepton Mallet**

A fantastic stone cottage with 3/4 bedrooms, with the added benefit of a garage and driveway parking and a sunny rear garden. An ideal family home just a short walk from town and local amenities.





**Ground Floor**



**First Floor**

**Living Room**

13' x 14' 4" ( 3.96m x 4.37m )

**Dining Room**

11' 11" x 13' 1" Max ( 3.63m x 3.99m Max )

**Reception Room/Bedroom Two**

13' 6" x 8' 8" ( 4.11m x 2.64m )

**Kitchen**

11' 10" Max x 8' 3" Max ( 3.61m Max x 2.51m Max )

**Conservatory**

**Landing**

**Bedroom One**

13' 9" x 10' 9" ( 4.19m x 3.28m )

**Bedroom Three**

10' 11" x 14' 8" ( 3.33m x 4.47m )

**Bedroom Four**

9' 11" x 11' 1" ( 3.02m x 3.38m )

**Bathroom**

11' 7" x 8' 5" ( 3.53m x 2.57m )

**Garden**

**Garage**

17' 8" x 9' 5" ( 5.38m x 2.87m )

**Parking**

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](http://www.focalagent.com)

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## Board Cross, Shepton Mallet

- Beautifully Presented Character Home
- Stone Cottage in a Tucked Away Central Location
- Three Good-Sized Bedrooms
- Three Reception Rooms Offering an Additional Bedroom if Needed
- Character Features Internally & An Enclosed Sunny Garden
- Stone Cottage in a Central Location
- Conservatory & Downstairs WC
- Garage & Off-Street Parking

**Tenure: Freehold EPC Rating: D**

guide price

**£365,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WEL105681](https://allenandharris.co.uk/Property/WEL105681)



Property Ref:  
WEL105681 - 0009

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