



Marlborough House, Hobbs Road, Shepton Mallet, BA4 4LR

welcome to

Marlborough House Hobbs Road, Shepton Mallet

An ideal first step onto the property ladder or an excellent return on an investment purchase. Immaculately presented and in a fantastic central position to Shepton Mallet town centre - offering spacious accommodation, parking & offered for sale with NO ONWARD CHAIN. Highly recommended to view.





Entrance Hall

Open Plan Living Accommodation

12' 4" x 23' 11" (3.76m x 7.29m)

Main Bedroom

9' 11" x 10' (3.02m x 3.05m)

En Suite

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Bathroom

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

welcome to

Marlborough House, Hobbs Road, Shepton Mallet

- Spacious Modern Apartment - Open Aspect Views
- Open Plan Living Accommodation
- 2 Double Bedrooms - Main bedroom with En Suite
- Fitted Kitchen with Integrated Appliances
- Under Floor Heating
- Walking Distance to Town Centre & Amenities
- Allocated Parking

NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£165,000



view this property online allenandharris.co.uk/Property/WEL105568



Property Ref:
WEL105568 - 0002

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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Please note the marker reflects the
postcode not the actual property


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