



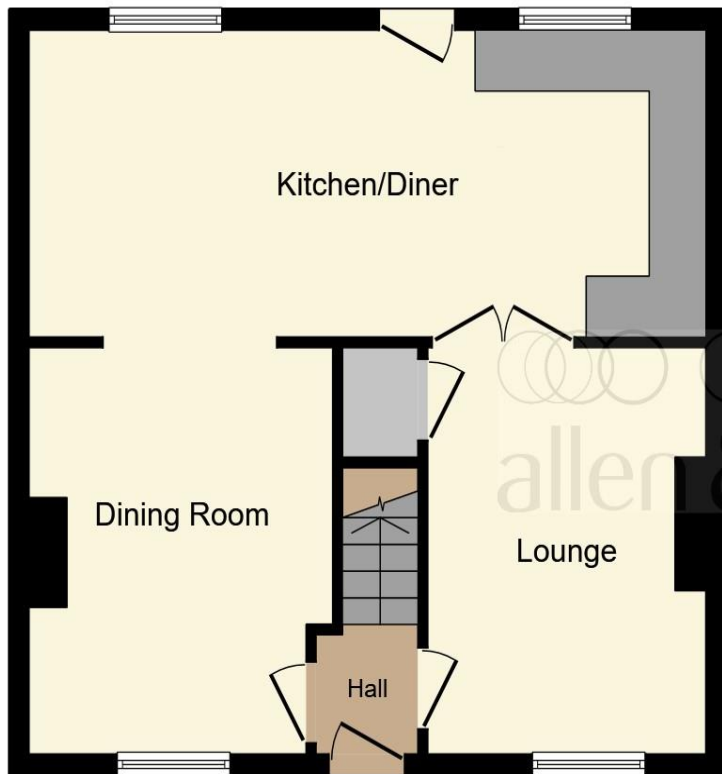
Dean, Shepton Mallet, BA4 4SA

welcome to

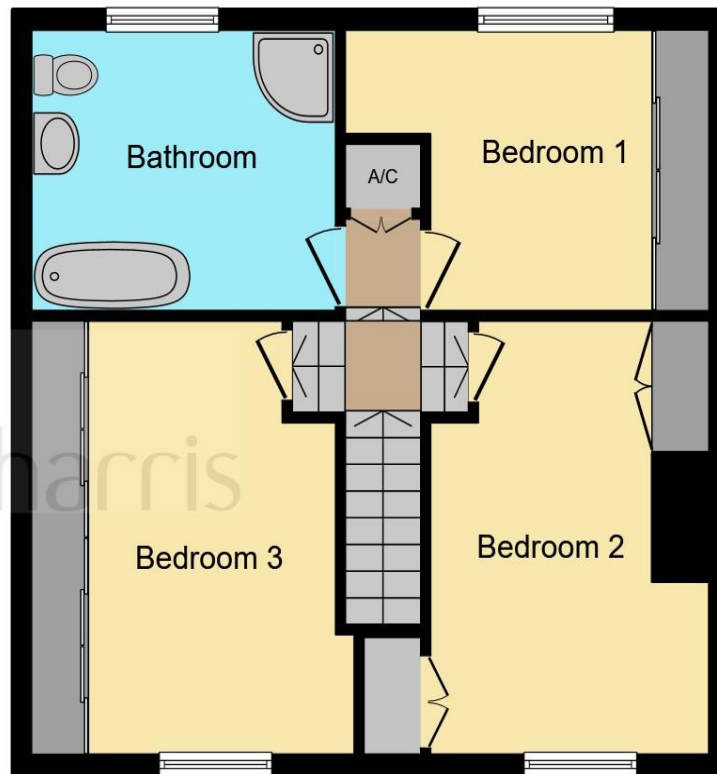
Dean, Shepton Mallet

This is truly a home for those who enjoy the great outdoors! Set in the rural hamlet location of Dean, close to Wells and an easy commute to Bristol and Bath, this handsome character home offers substantial & well-presented accommodation with garden & double garage / workshop. **NO ONWARD CHAIN.**





Ground Floor



First Floor

Entrance Hall

Dining Room

9' 8" x 13' 2" (2.95m x 4.01m)

Living Room

10' 5" x 12' 9" (3.17m x 3.89m)

Kitchen Breakfast/Dining Room

9' 2" x 22' 10" (2.79m x 6.96m)

First Floor Landing

Main Bedroom

9' 11" x 13' 4" (3.02m x 4.06m)

Bedroom Two

11' 9" x 13' 2" (3.58m x 4.01m)

Bedroom Three

9' 1" x 13' 1" (2.77m x 3.99m)

Family Bathroom

Outside

Rear Garden

Double Garage / Workshop

19' 1" x 29' 9" (5.82m x 9.07m)

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

Dean, Shepton Mallet

- Attractive Character Rural Home - Peacefully Tucked Away
- Full of Period Features Including Flagstone Flooring & Exposed Beams
- Two Reception Rooms & Kitchen Dining / Breakfast Room
- 3 Double Bedrooms & Family Bathroom
- Private Rear Garden & Double Garage / Workshop
- Excellent Access to Wells, Shepton Mallet & Frome
- **OFFERED WITH NO CHAIN**

Tenure: Freehold EPC Rating: D

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105837



Property Ref:
WEL105837 - 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.

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