



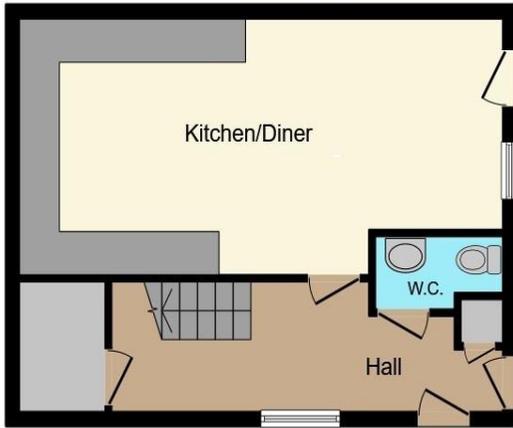
**1 West End Court, Shepton Mallet, BA4 5WW**

**welcome to**

**West End Court, Shepton Mallet**

Situated within easy walking distance to the town centre, this Victorian home offers spacious family accommodation incorporating stunning original character that is presented to an exceptional standard - enjoying attractive walled rear garden, garage, and parking. Viewing is highly advised.

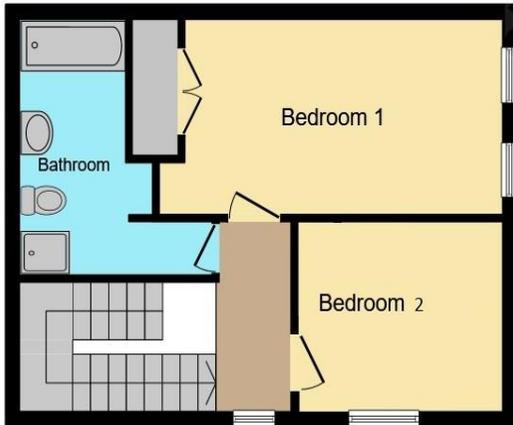




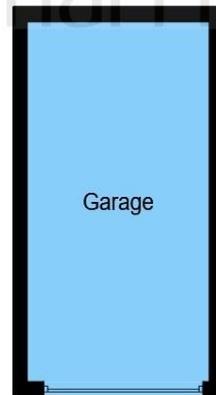
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Entrance Hall**

**Cloakroom**

**Kitchen Dining Family Room**

11' 5" max x 25' 3" max ( 3.48m max x 7.70m max )

**First Floor Landing**

**Living Room**

11' 9" x 23' 5" ( 3.58m x 7.14m )

**Bedroom Three**

6' 10" max x 8' 1" max ( 2.08m max x 2.46m max )

**Second Floor Landing**

**Main Bedroom**

11' 1" max x 19' 10" ( 3.38m max x 6.05m )

**Bedroom Two**

8' 9" x 9' 4" ( 2.67m x 2.84m )

**Family Bathroom**

9' 3" x 11' 10" ( 2.82m x 3.61m )

**Outside**

**Rear Garden**

**Garage**

**Lease**

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)

welcome to

## West End Court, Shepton Mallet

- Attractive Victorian End of Terrace Home
- Tucked Away \*\* Sought After Town Centre Location
- Exceptional Character Interiors \*\* Stylishly Presented Throughout
- Fully Integrated Kitchen Dining Room \*\*
- Three Good-Sized Bedrooms
- Ground Floor Cloakroom & Well-Appointed Family Bathroom
- Attractive Walled Rear Garden
- Garage & Parking

### Tenure: Leasehold EPC Rating: D

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.

# £350,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WEL105900](https://allenandharris.co.uk/Property/WEL105900)



Property Ref:  
WEL105900 - 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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