

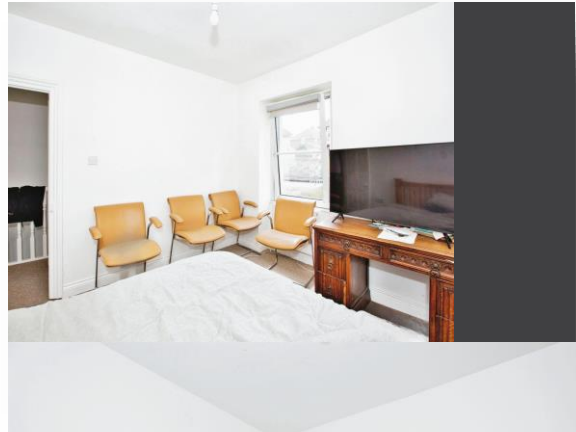
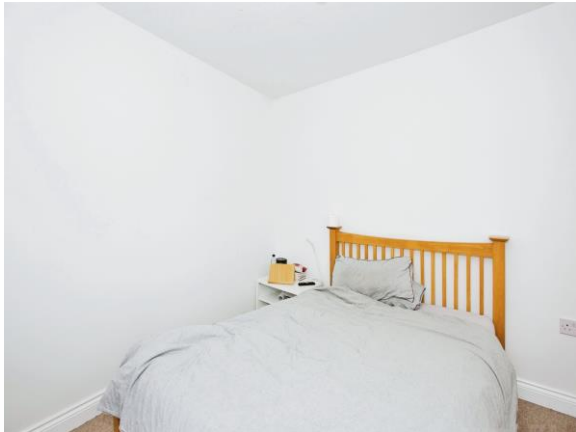


40 West Shepton, Shepton Mallet BA4 5UD

welcome to

West Shepton, Shepton Mallet

Situated within easy walking distance to the town centre, this charming character home offers spacious family accommodation incorporating lots of original character. Well-presented and enjoying an attractive walled front garden, we thoroughly recommend viewing this property.





Lower Ground Floor



Ground Floor



First Floor

Ground Floor

Entrance Hall

Bathroom

Living Room

11' 5" max x 21' max (3.48m max x 6.40m max)

First Floor Landing

Main Bedroom

10' 8" x 11' (3.25m x 3.35m)

Bedroom Two

8' x 13' (2.44m x 3.96m)

Bedroom Three

6' x 8' 8" (1.83m x 2.64m)

Lower Ground Floor

Kitchen Breakfast Room

9' 7" x 17' (2.92m x 5.18m)

Dining Room

Utility Room

Shower Room

Outside

Garden

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

West Shepton, Shepton Mallet

- End Terrace Character Home - Offer with NO CHAIN
- Flexible Living Accommodation 2 Receptions & Kitchen Dining Room
- Three Double Bedrooms
- Family Bathroom PLUS Shower Room
- Attractive Walled Front Garden
- Convenient Access to Town Centre & Amenities
- Viewing is Highly Recommended

Tenure: Freehold EPC Rating: D

guide price

£270,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105926



Property Ref:
WEL105926 - 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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