



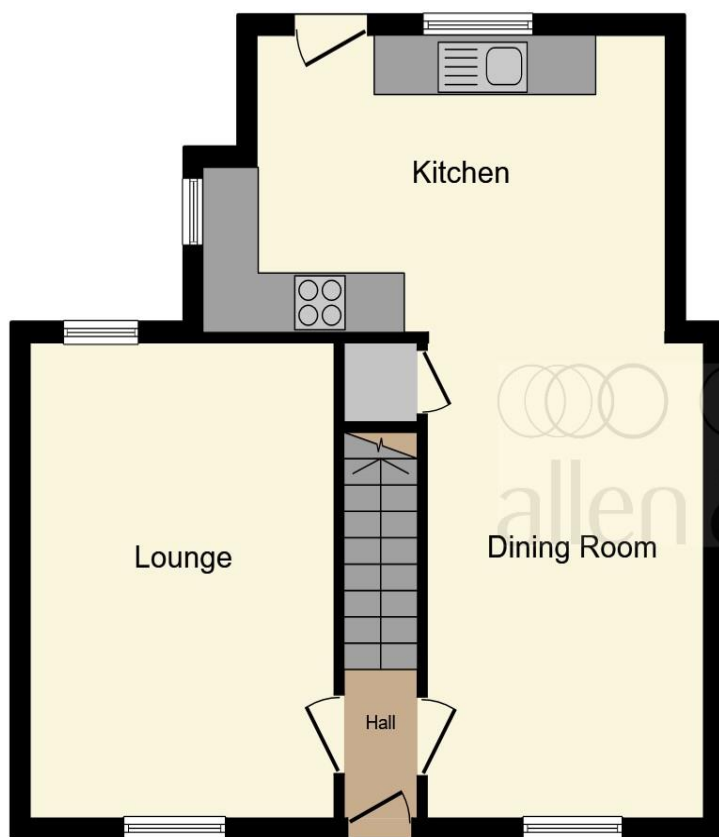
54 Town Lane, Shepton Mallet, BA4 5LX

welcome to

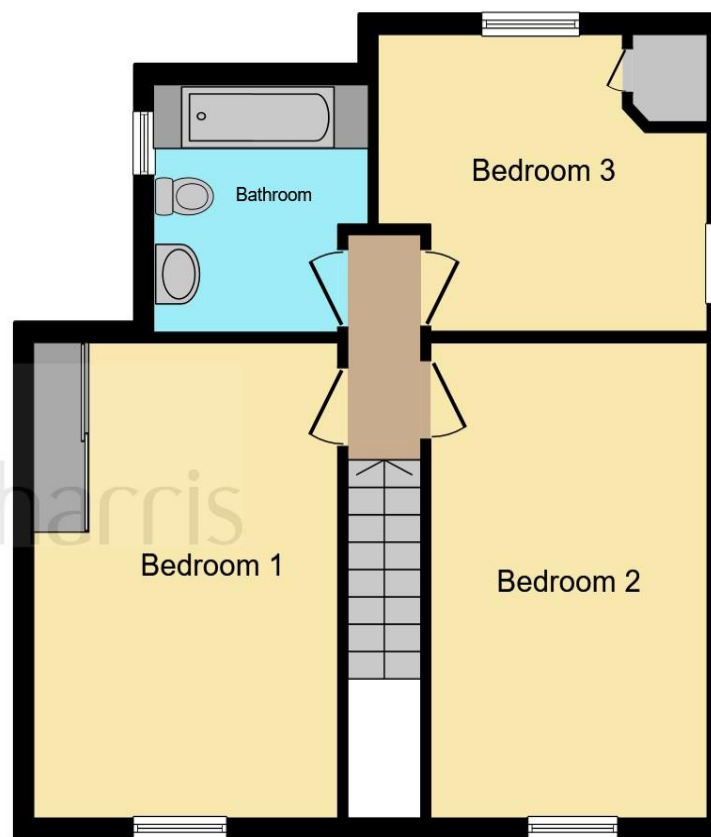
Town Lane, Shepton Mallet

Positioned in a much sought-after location on the edge of Shepton Mallet, this immaculately presented & stylish cottage boasts attractive character features throughout, spacious & light accommodation & a beautiful mature walled garden perfectly positioned to enjoy full privacy & a great sunny aspect.





Ground Floor



First Floor

Entrance Hall

Living Room

10' 11" max x 15' 6" max (3.33m max x 4.72m max)

Dining Room

9' 6" max x 15' 5" max (2.90m max x 4.70m max)

Kitchen

9' 10" max x 16' 3" (3.00m max x 4.95m)

First Floor Landing

Main Bedroom

9' 10" max x 15' 9" max (3.00m max x 4.80m max)

Bedroom Two

11' max x 15' 11" max (3.35m max x 4.85m max)

Bedroom Three

10' max x 10' 3" max (3.05m max x 3.12m max)

Bathroom

6' 4" max x 8' 2" ma (1.93m max x 2.49m ma)

Walled Garden

Lean To Greenhouse

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

Town Lane, Shepton Mallet

- 18th Century Double Fronted Character Home - Excellently Presented
- Full of Period Features: Sash Windows, Open Fireplaces & Stripped Floorboards
- Sought After Town Position - Convenient Access for Bath & Wells
- Bright & Spacious ** Generous Living Accommodation
- Living Room ** Dining Room through to Well-Appointed Kitchen
- 3 DOUBLE Bedrooms ** Bathroom with Roll Top Bath
- Attractive & Private High Stone Walled Garden

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105960



Property Ref:
WEL105960 - 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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