



**25 Bowditch Close, Shepton Mallet, BA4 5WS**

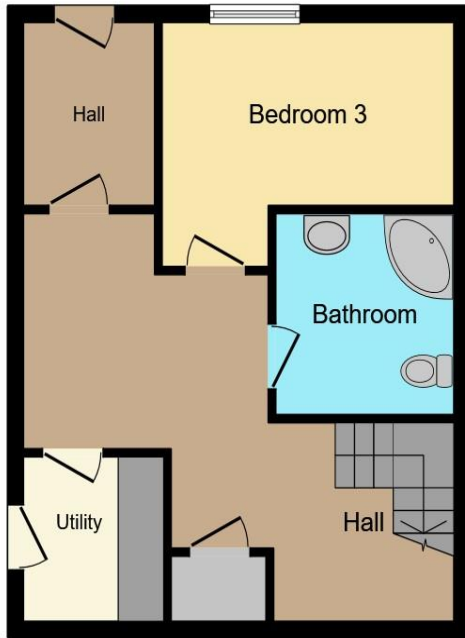


**welcome to**

## **25 Bowditch Close, Shepton Mallet**

Situated within easy walking distance to the town centre, this converted Victorian home offers spacious family accommodation that is presented to an exceptional standard over 3 floors - featuring a balustrade garden terrace, walled garden, garage, and parking. Viewing is highly advised.





**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Inner Entrance Hall**

**Bedroom Two**

9' 10" x 12' 9" ( 3.00m x 3.89m )

**Shower Room**

7' 8" x 8' ( 2.34m x 2.44m )

**Utility Room**

6' x 8' 3" ( 1.83m x 2.51m )

**First Floor Landing**

**Lounge**

11' 9" x 16' ( 3.58m x 4.88m )

**Kitchen Dining Room**

6' 6" x 23' 1" ( 1.98m x 7.04m )

**Second Floor Landing**

**Main Bedroom**

10' 5" x 12' 4" ( 3.17m x 3.76m )

**En Suite**

6' 4" x 6' 5" ( 1.93m x 1.96m )

**Bedroom Three**

7' 10" x 12' 5" ( 2.39m x 3.78m )

**Family Bathroom**

6' 8" max x 10' 5" max ( 2.03m max x 3.17m max )

**Outside**

**Garden**

**Garage & Driveway Parking**

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

## 25 Bowditch Close, Shepton Mallet

- Attractive Converted Victorian Terraced Home
- Tucked Away \*\* Sought After Town Centre Location
- Immaculate Presented Throughout
- Integrated Kitchen Through Dining Room
- Utility Room \*\* Ground Floor Shower Room PLUS Top Floor Family Bathroom
- 3 Good-Sized Bedrooms
- Walled Garden Featuring Glass Balustrade Terrace
- Garage & Parking

### Tenure: Leasehold EPC Rating: Awaited

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.

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WEL106035](https://allenandharris.co.uk/Property/WEL106035)



Property Ref:  
WEL106035 - 0003

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**01749 676067**



[Wells@allenandharris.co.uk](mailto:Wells@allenandharris.co.uk)



15 Sadler Street, WELLS, Somerset, BA5 2RR



[allenandharris.co.uk](https://allenandharris.co.uk)