



**2 The Budds, Shepton Mallet, BA4 4DA**



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## **The Budds, Shepton Mallet**

This substantial five-bedroom detached family home built in 2003 offers a perfect blend of modern living and rural charm. With excellent access into the Mendip countryside, the property is also close to amenities and within convenient commuting distance to Wells, Bath, and Bristol.

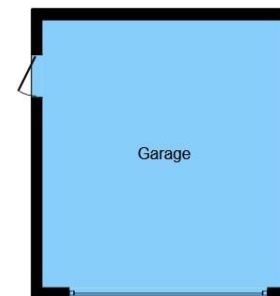




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Cloakroom**

**Lounge**

12' 2" x 22' 6" ( 3.71m x 6.86m )

**Dining Room**

10' 2" x 11' 9" ( 3.10m x 3.58m )

**Kitchen Dining Family Room**

40' 2" x 12' 2" ( 12.24m x 3.71m )

**Utility Area**

5' 3" x 11' 7" ( 1.60m x 3.53m )

**Main Bedroom**

12' 6" x 13' 8" ( 3.81m x 4.17m )

**Dressing Room**

**En Suite**

**Bedroom Three**

12' 2" x 9' 10" ( 3.71m x 3.00m )

**Bedroom Five**

7' 6" x 9' 11" ( 2.29m x 3.02m )

**Family Bathroom**

**Bedroom Four**

10' 6" x 10' 8" ( 3.20m x 3.25m )

**2nd Landing**

**Bedroom Two**

10' 8" x 11' 10" ( 3.25m x 3.61m )

**En Suite**

**Front Garden**

**Rear Garden**

**Double Garage & Driveway**

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)

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## **The Budds, Shepton Mallet**

- Immaculately Presented 5 Bedroom Family Home
- Lounge, Dining Room & Integrated Kitchen Dining Family Room
- Well-Appointed Contemporary Family Bathroom PLUS Two ensembles
- Main Bedroom with Dressing Room & Modern En Suite
- Double Staircase to First Floor Accommodation
- Landscaped, South-Facing Garden with Covered Terrace Seating
- Double Garage & Gated Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: F offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WEL106052](https://allenandharris.co.uk/Property/WEL106052)



Property Ref:  
WEL106052 - 0007

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