



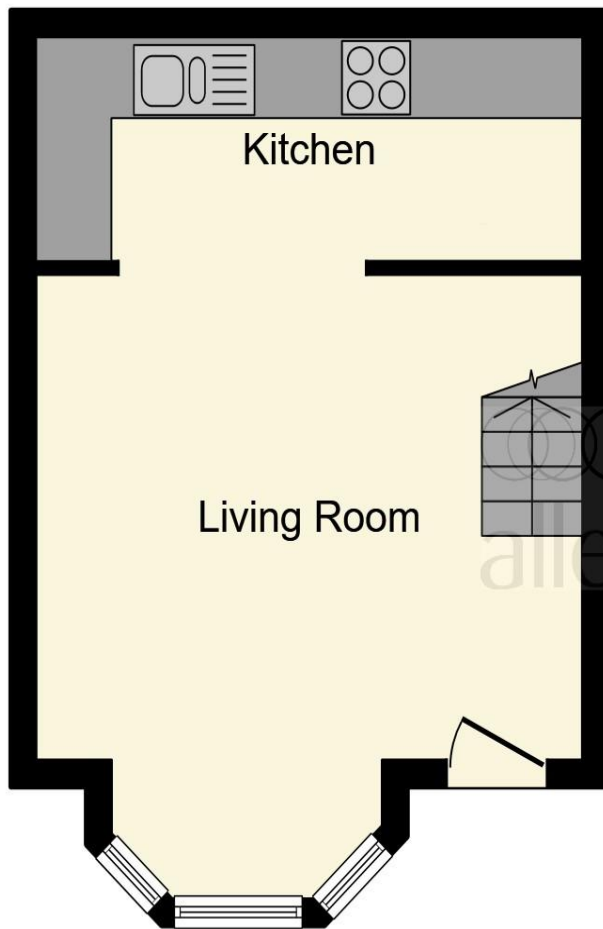
1 Twinways, Cannards Grave, Shepton Mallet, BA4 4LY

welcome to

Twinways, Cannards Grave, Shepton Mallet

**** FANTASTIC OPPORTUNITY FOR INVESTOR OR FIRST TIME HOME BUYER **** An attractive character property in need of some TLC with Open Plan Living Accommodation, Kitchen, Two Bedrooms, Modern Bathroom ** Courtyard Garden ** Parking for Two Cars. Offered for sale with No Chain - Viewing advised.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 5" max into bay window x 14' 10" max
(4.09m max into bay window x
4.52m max)

Kitchen

5' 1" max x 14' 6" max (1.55m max x 4.42m
max)

First Floor Landing

Bedroom One

7' 5" max x 10' 11" max into recess (2.26m
max x 3.33m max into recess)

Bedroom Two

7' 6" max x 7' 6" max (2.29m max x 2.29m
max)

Bathroom

Outside

Courtyard Garden

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

welcome to

Twinways, Cannards Grave Shepton Mallet

- Bay Fronted Character Cottage
- Open Plan Accommodation ** Lounge & Kitchen Area
- Two Bedrooms & Modern Bathroom
- Courtyard Garden
- Parking for 2 Cars
- Hamlet Location - Outside Shepton Mallet
- Offered with NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106118



Property Ref:
WEL106118 - 0008

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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