





The Ruddings, Leighton Lane, Evercreech, Shepton Mallet, BA4 6DR



welcome to

The Ruddings, Leighton Lane, Evercreech, Shepton Mallet

This link-detached bungalow in a quiet Evercreech location, offering two double bedrooms, a spacious lounge/diner, timber frame conservatory, south/west-facing garden, garage, and driveway, offers the opportunity for updating, is close to village amenities and offered with no onward chain.



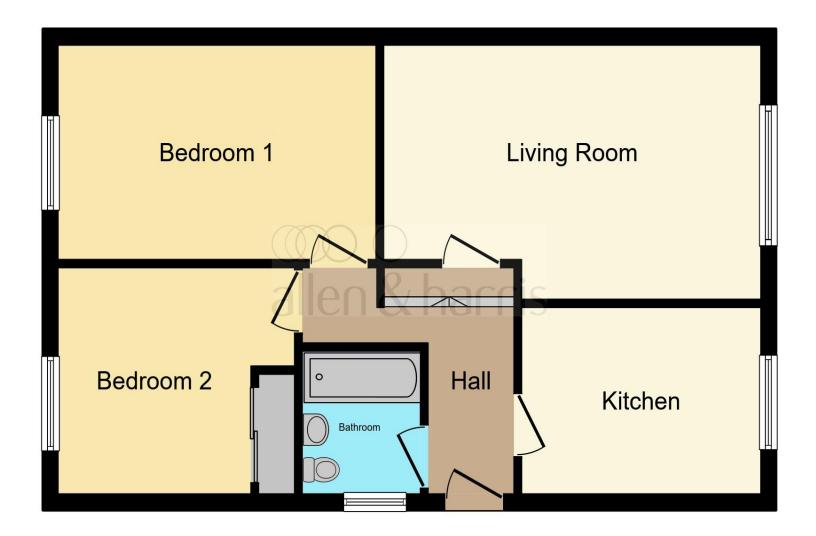












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Lounge Dining Room

10' 3" max x 17' 5" max (3.12m max x 5.31m max)

Conservatory / Sun Room

7' 10" max x 11' 8" max (2.39m max x 3.56m max)

Kitchen

7' 11" max x 10' 6" max (2.41m max x 3.20m max)

Main Bedroom

8' 11" x 15' 11" max (2.72m x 4.85m max)

Second Bedroom

9' max x 10' 2" max (2.74m max x 3.10m max)

Bathroom

5' 5" x 6' (1.65m x 1.83m)

Outside

Rear Garden

Garage & Driveway Parking

8' 3" max x 17' 7" max (2.51m max x 5.36m max)

The Ruddings, Leighton Lane, Evercreech Shepton Mallet

- Link-Detached Bungalow in a Quiet Residential Setting
- Two Double Bedrooms
- Spacious Lounge/Diner with Feature Fireplace
- Conservatory with Garden Views
- Family Bathroom with Bath and Shower Over
- Sunny, South/West-Facing Garden
- Garage & Driveway for Off-Road Parking

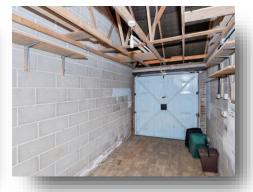
Tenure: Freehold EPC Rating: E

Council Tax Band: C

£290,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105748



Property Ref: WEL105748 - 0006 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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