



**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.





Entrance Hall

Lounge Dining Room

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

Conservatory / Sun Room

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

Kitchen

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

Main Bedroom

15' 11" max x 8' 1" (4.85m max x 2.46m)

Bedroom Two

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

Bathroom

Outside

Rear Garden

Garage & Driveway Parking

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

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

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 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
- South/West-Facing Garden
- Garage & Driveway for Off-Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C **guide price**

£240,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106294



Property Ref:
WEL106294 - 0002

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Auctioneer's Comments

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