





19 Wickham Way, Shepton Mallet, BA4 5YG

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welcome to

Wickham Way, Shepton Mallet

Updated three-bedroom mid-terrace home, offered to the market with no onward chain, tucked away within a sought-after residential cul-de-sac. The property enjoys a convenient location less than half a mile from Shepton Mallet town centre and its array of amenities.













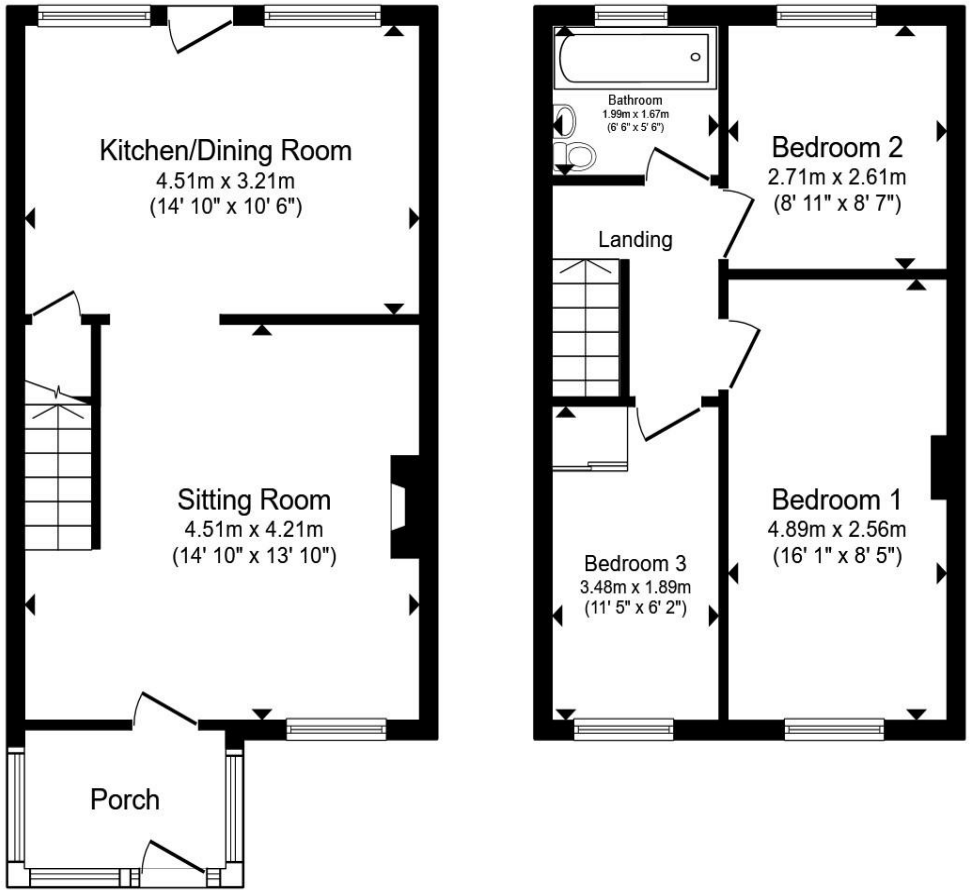

Ground Floor **First Floor**

Total floor area 72.4 m² (779 sq.ft.) approx

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.propertybox.io

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Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Sitting Room
13' 10" x 14' 10" (4.22m x 4.52m)

Kitchen Dining Room
10' 6" x 14' 10" (3.20m x 4.52m)

First Floor Landing

Main Bedroom
8' 5" x 16' 1" (2.57m x 4.90m)

Bedroom Two
8' 7" x 8' 11" (2.62m x 2.72m)

Bedroom Three
6' 2" x 11' 5" (1.88m x 3.48m)

Bathroom

Outside

Front Garden

Rear Garden

Parking

welcome to

Wickham Way, Shepton Mallet

- Three-bedroom mid-terrace home - No onward chain
- Excellent access to Shepton Mallet town centre.
- Recently updated throughout
- Brand new fitted kitchen dining room
- Spacious kitchen/dining room with garden access
- Two double bedrooms and one single bedroom
- Enclosed rear garden
- Off-road parking for approximately two vehicles & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106358

The Property Ombudsman

Property Ref:
WEL106358 - 0009

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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