



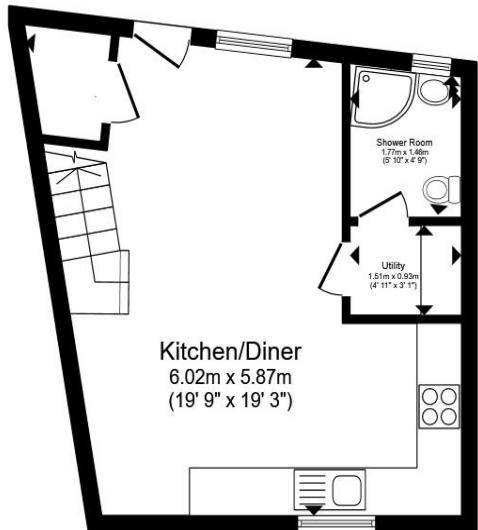
40 West Shepton, Shepton Mallet, BA4 5UD

welcome to

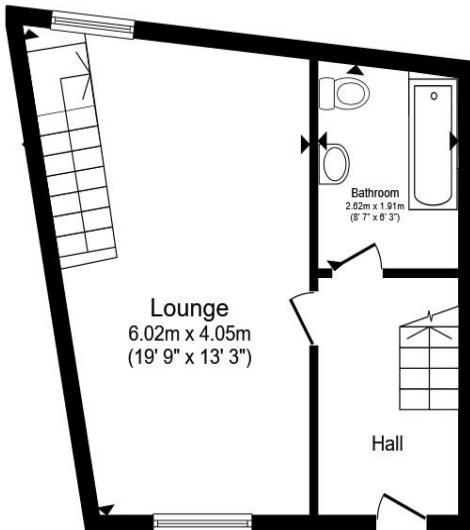
West Shepton, Shepton Mallet

Located near Shepton Mallet's amenities and stunning countryside, this end-of-terrace character home is arranged over three floors and includes a kitchen/dining room, living room, three double bedrooms, and two bathrooms, plus utility space.

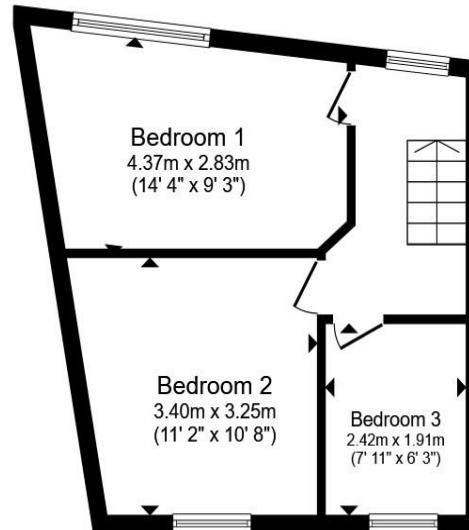




Lower Ground Floor



Ground Floor



First Floor

Ground Floor

Entrance Hall

Lounge

13' 3" x 19' 9" (4.04m x 6.02m)

Bathroom

Lower Ground Floor

Kitchen Dining Room

19' 3" x 19' 9" (5.87m x 6.02m)

Utility Room

Shower Room

First Floor Landing

Main Bedroom

9' 3" x 14' 4" (2.82m x 4.37m)

Bedroom Two

10' 8" x 11' 2" (3.25m x 3.40m)

Bedroom Three

6' 3" x 7' 11" (1.91m x 2.41m)

Outside

Garden

Total floor area 94.0 m² (1,011 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

welcome to

West Shepton, Shepton Mallet

- End-of-Terrace Character Property
- Accommodation Arranged Over Three Floors
- Entrance Hall Leading to Living Room & Family Bathroom
- Kitchen/Dining Room - Great Sociable Space
- Utility Room & Additional Shower Room
- Three Double Bedrooms with Countryside Views
- Close to Local Amenities & Sought-After Schools
- Offered with NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£270,000



view this property online allenandharris.co.uk/Property/WEL106278

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.



Property Ref:
WEL106278 - 0002



Please note the marker reflects the postcode not the actual property



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