



**40 West Shepton, Shepton Mallet, BA4 5UD**

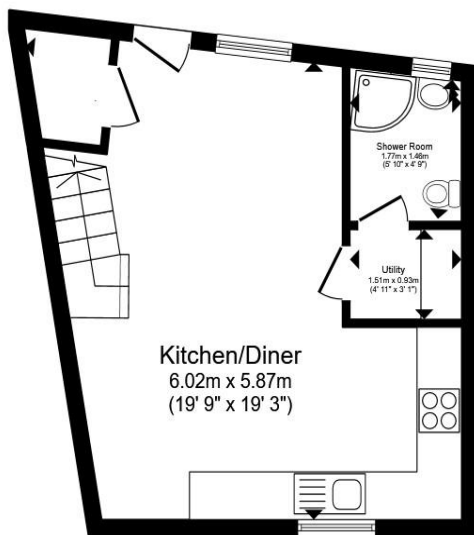


**welcome to**

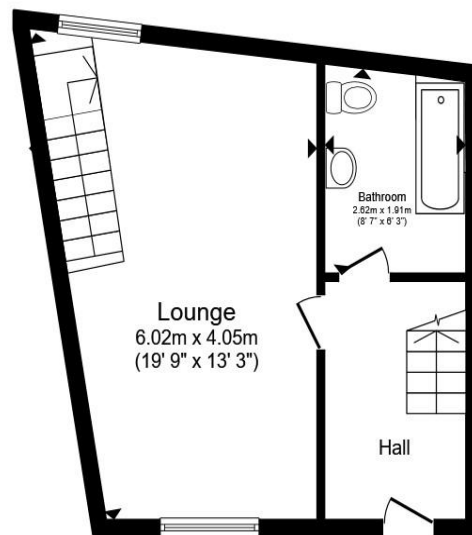
## **West Shepton, Shepton Mallet**

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.

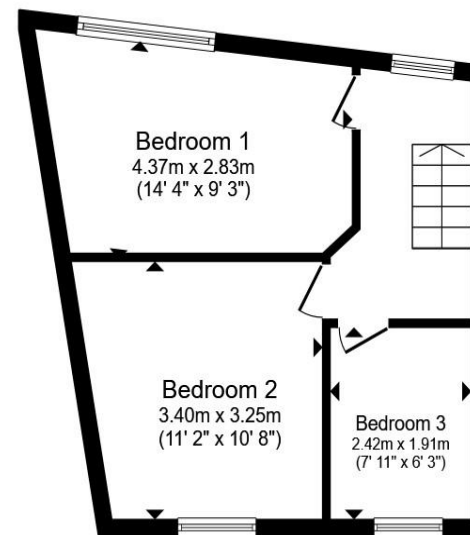




**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 94.0 m<sup>2</sup> (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](http://www.propertybox.io)

## 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

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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WEL106278 - 0002

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