



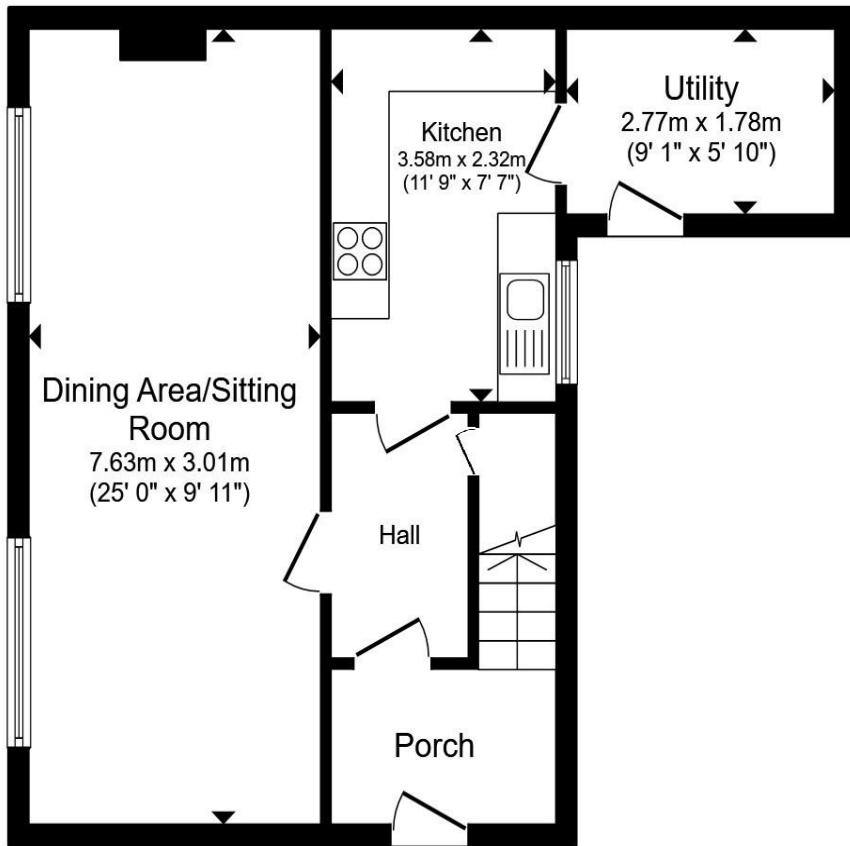
22 Mason Way, Shepton Mallet, BA4 5SJ

welcome to

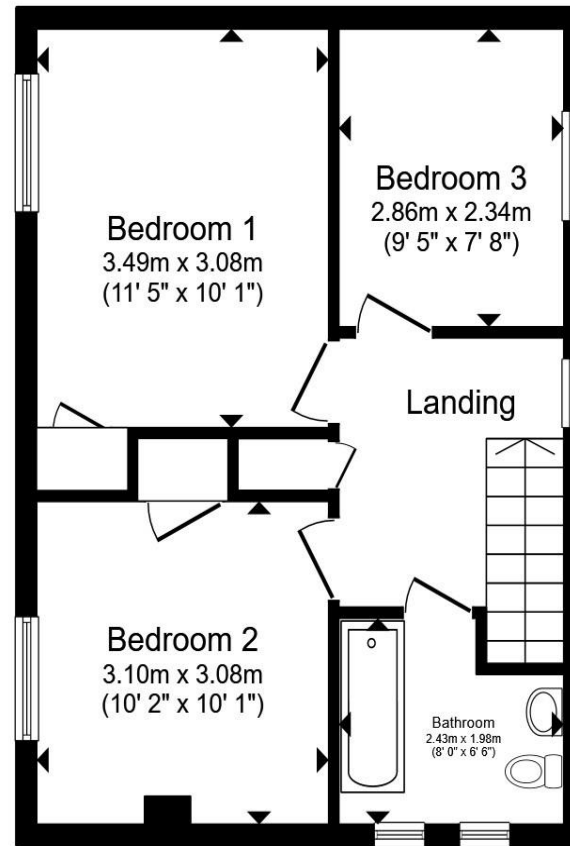
Mason Way, Shepton Mallet

A spacious three-bedroom semi-detached family home set on a generous plot, offering excellent potential for modernisation, a substantial garden, and ample gated driveway parking. Ideally located within easy reach of local amenities and open countryside. Offered for sale with no chain.





Ground Floor



First Floor

Total floor area 88.0 m² (947 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



Entrance Hall

Inner Hallway

Living Dining Room
9' 11" x 25' (3.02m x 7.62m)

Kitchen
7' 7" x 11' 9" (2.31m x 3.58m)

Utility Room
9' 1" x 5' 10" (2.77m x 1.78m)

First Floor Landing

Main Bedroom
10' 1" x 11' 5" (3.07m x 3.48m)

Bedroom Two
10' 1" x 10' 2" (3.07m x 3.10m)

Bedroom Three
7' 8" x 9' 5" (2.34m x 2.87m)

Family Bathroom

Outside

Front Garden

Driveway Parking

Rear Garden

Solar Panels

welcome to

Mason Way, Shepton Mallet

- Spacious semi-detached family home
- Three well-proportioned bedrooms
- Excellent potential for modernisation & large garden plot
- Large through living/dining room
- Fitted kitchen with separate utility room
- Generous front and rear gardens
- Extensive gated driveway parking
- Ideal for families or buyers looking to add value

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106450



Property Ref:
WEL106450 - 0002

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.

 allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk