





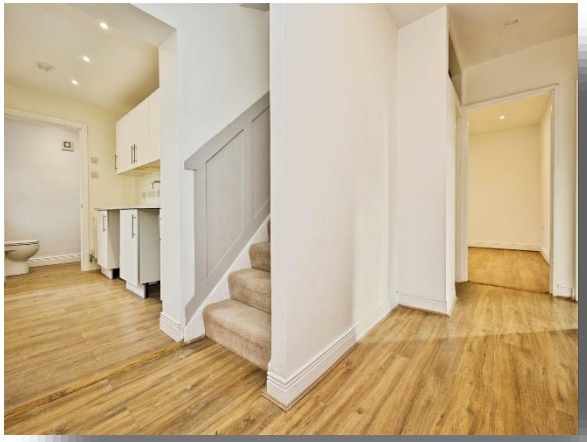
Kingsland Road, SHEPTON MALLET, BA4 5SE

allen & harris

welcome to

Kingsland Road, SHEPTON MALLET

A spacious and extended three-bedroom semi-detached family home offering beautifully proportioned accommodation, generous garden space, off-road parking and no onward chain, conveniently positioned within easy reach of Shepton Mallet town centre and local amenities.



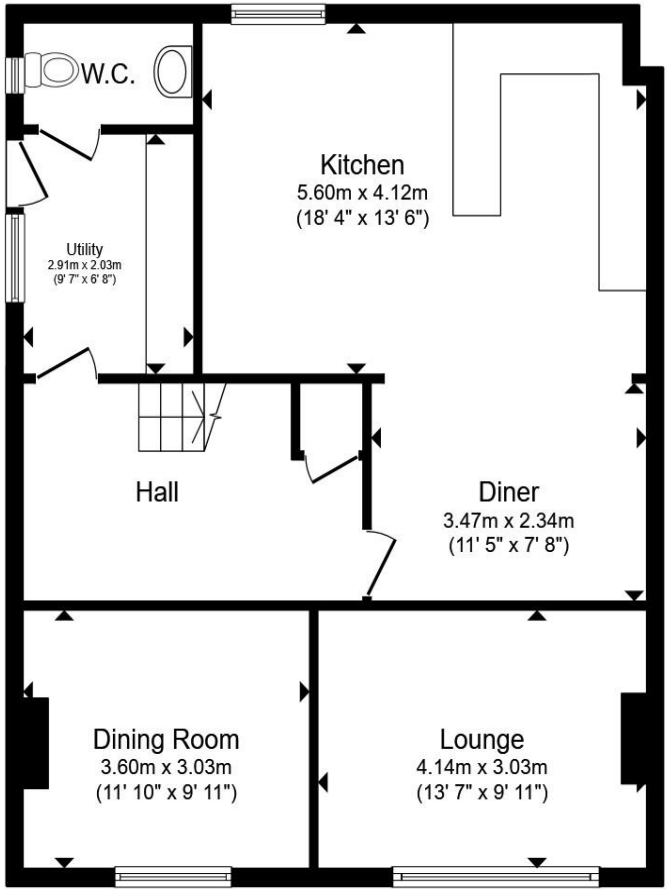




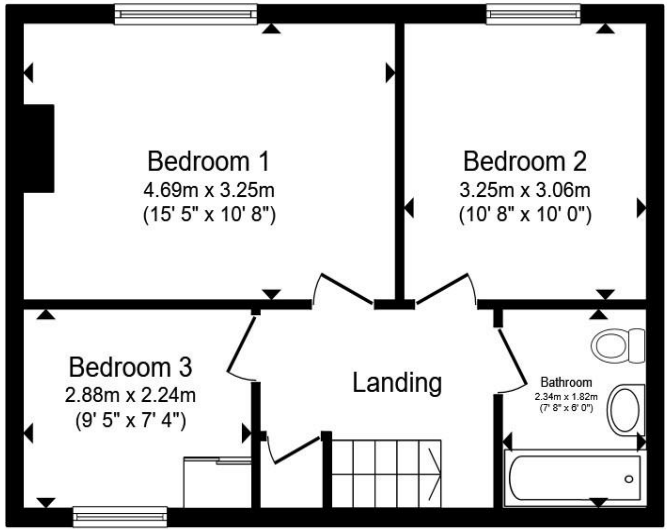








Ground Floor



First Floor

Total floor area 122.2 m² (1,316 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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Entrance Hall

Utility Room
6' 8" x 9' 7" (2.03m x 2.92m)

Cloakroom

Lounge
13' 7" x 9' 11" (4.14m x 3.02m)

Dining Room
11' 10" x 9' 11" (3.61m x 3.02m)

Kitchen Dining Room

Kitchen Area
18' 4" x 13' 6" (5.59m x 4.11m)

Dining Area
11' 5" x 7' 8" (3.48m x 2.34m)

First Floor Landing

Main Bedroom
15' 5" x 10' 8" (4.70m x 3.25m)

Bedroom Two
10' 8" x 10' (3.25m x 3.05m)

Bedroom Three
9' 5" x 7' 4" (2.87m x 2.24m)

Bathroom
7' 8" x 6' (2.34m x 1.83m)

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.

welcome to

Kingsland Road, SHEPTON MALLET

- Extended three-bedroom semi-detached family home
- Spacious open-plan kitchen/dining room with French doors to the garden
- Two separate reception rooms with feature fireplaces
- Utility room and Ground floor cloakroom/WC
- Generous enclosed rear garden
- Double gated rear access leading to off-road parking
- No onward chain and convenient access to town centre amenities

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

guide price

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105642

The Property Ombudsman

Property Ref:
WEL105642 - 0004

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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