



1 Abbot Lane, Shepton Mallet

Shepton Mallet

£400,000

# 1 Abbot Lane

Shepton Mallet, Shepton Mallet

NO CHAIN. An impressive 5 bedroom town house located on the outskirts of Shepton Mallet, with separate 2 storey annex with log burner. Double garage, parking for 3 vehicles and enclosed rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- \*\* NO CHAIN \*\*
- Stunning 5 Bedroom Family Home
- Separate 2 Storey Annex with Log Burner
- Lounge with French Doors Leading into the Garden
- En-suite, Family Bathroom and Cloakroom
- Low Maintenance Rear Garden
- Double Garage with Lighting and Power
- Parking for 3 Vehicles at Rear
- Double Glazing and GCH Throughout
- Situated on Popular Tadley Acres Development







## GARDEN

Low maintenance rear garden, with access to the double garage

## REAR GARDEN

### OFF STREET

2 Parking Spaces

Parking for 2 cars at the rear of the property.

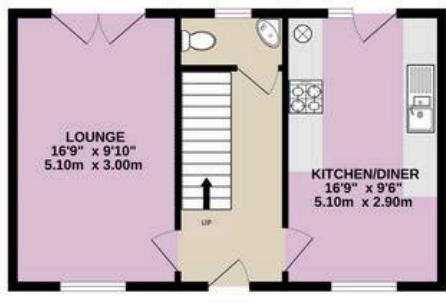
### DOUBLE GARAGE

### 2 Parking Spaces

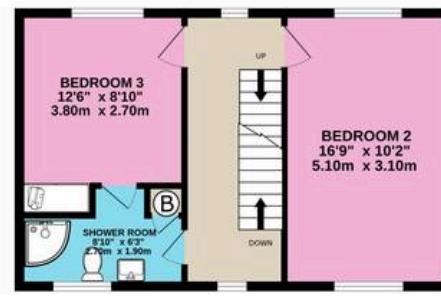
Double garage with lighting and power. Door at rear leads in to the garden and house



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



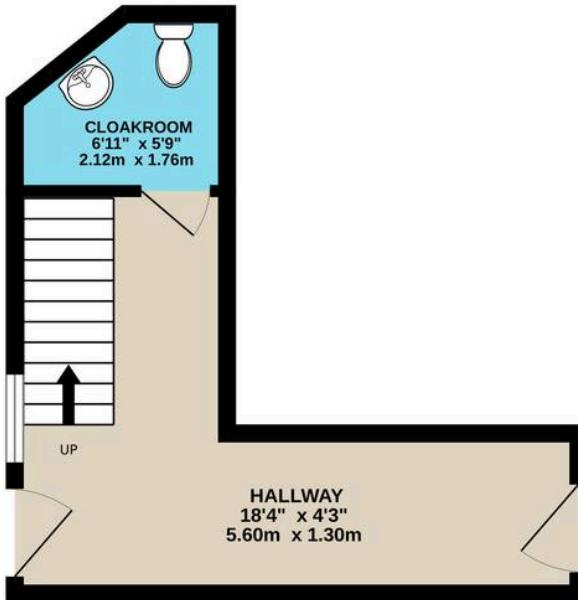
2ND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



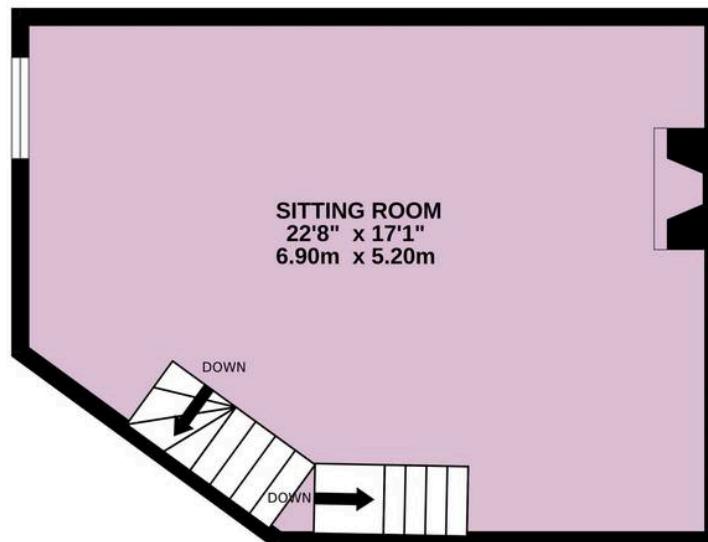
TOTAL FLOOR AREA : 1625 sq.ft. (150.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

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