

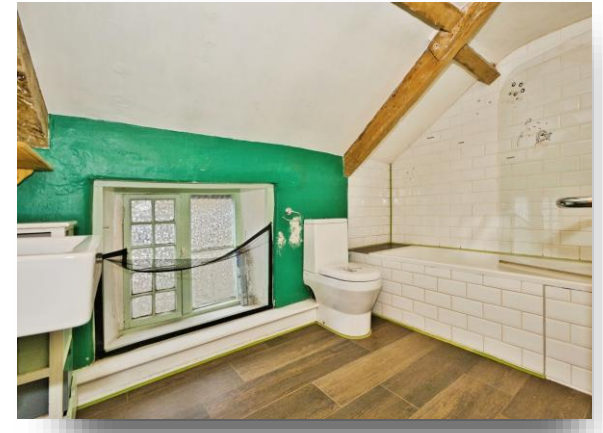


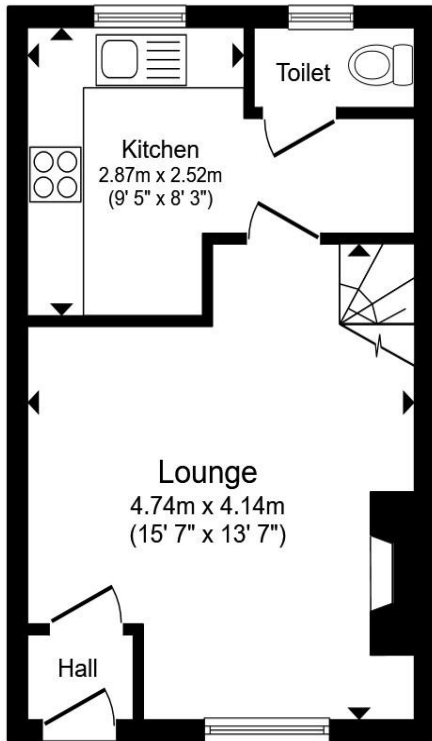
11 Great Ostry, Shepton Mallet, BA4 5TT

welcome to

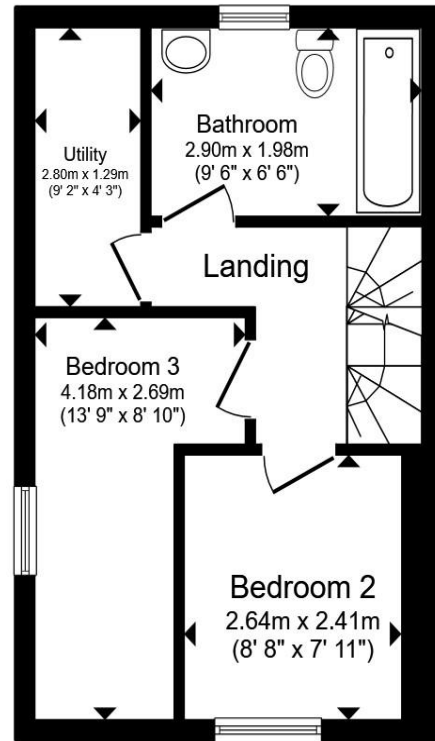
Great Ostry, Shepton Mallet

Situated in the heart of this historic market town, this characterful terraced property offers a rare opportunity to own a piece of local heritage. Dating back to circa 1650, offering the opportunity to improve and renovate. Prime location close to amenities.

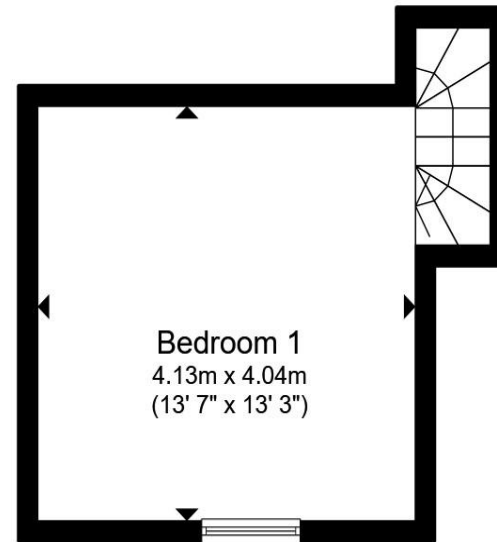




Ground Floor



First Floor



Second Floor

Entrance Porch

Lounge Dining Room

13' 7" x 15' 7" (4.14m x 4.75m)

Kitchen

9' 5" x 8' 3" (2.87m x 2.51m)

Cloakroom

First Floor Landing

Bedroom Two

8' 8" x 7' 11" (2.64m x 2.41m)

Bedroom Three

8' 10" max x 13' 9" max (2.69m max x 4.19m max)

Bathroom

9' 6" x 6' 6" (2.90m x 1.98m)

Utility Room

9' 2" x 4' 3" (2.79m x 1.30m)

Second Floor

Main Bedroom

13' 3" x 13' 7" (4.04m x 4.14m)

Outside

Garden

Total floor area 75.5 m² (812 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

Great Ostry, Shepton Mallet

- Grade II Listed Character Home Dating Back to Circa 1650
- In Need Of Updating
- Modern Kitchen plus Separate Utility Room
- 3 Bedrooms, First Floor Bathroom & Ground Floor WC
- Historic Market Town Location; Close to Shops, Schools, & Amenities
- Excellent Transport Links to Wells, Glastonbury, & Bath
- Scope for Personalisation - Fantastic Opportunity to Add your own Touch

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£175,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106304



Property Ref:
WEL106304 - 0010

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