



ENGLISH
HOMES



Avalon, Shepton Beauchamp, Somerset, TA19

Guide Price: £290,000

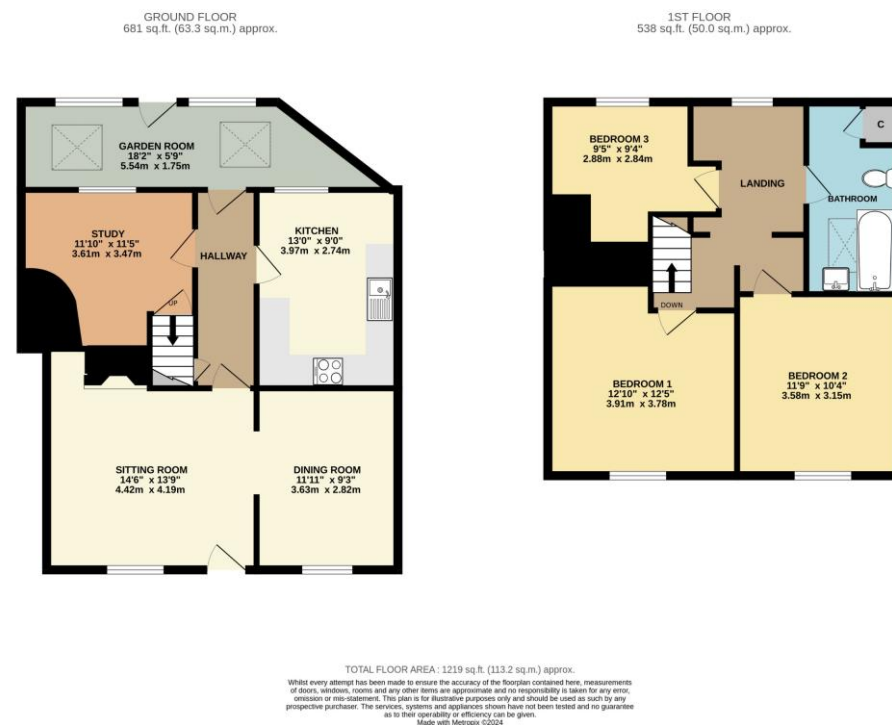
Freehold

Shepton Beauchamp, Somerset, TA19

- Characterful cottage
- Sought-after Village Location
- Three bedrooms
- Pretty Courtyard Garden
- Oil-fired Central Heating
- Garden Room
- Deceptively spacious throughout

Avalon is a three-bedroom, mid-terrace cottage constructed mostly of stone with some brick elevations, with part tiled and part slate roof. The property benefits from oil-fired central heating, together with new uPVC double glazed windows to the front aspect. The cottage is charming and characterful with its exposed ceiling beams and wall timbers, along with window seats and a large stone and brick fireplace with inset solid fuel stove. There are three well-proportioned reception rooms, together with a well-equipped Kitchen/Dining room and Garden room to the rear of the cottage. On the first floor is a generous landing with study area, three double bedrooms and a family bathroom.

To the rear of the cottage is an enclosed courtyard garden which is fully walled and part gravelled, making it a very low maintenance space. An area of patio and a further raised patio make the perfect spot for a table and chairs. There are also flower and shrub borders and a lovely view towards the Church from the courtyard garden.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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