



**Hedge Lane  
Pylle  
Shepton Mallet  
Somerset  
BA4 6SU**

**Offers In Excess Of £460,000**

**bettermove**

# Hedge Lane Shepton Mallet

Bettermove are proud to present this 3 bedroom detached house in Shepton Mallet.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, workshop, conservatory, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Shepton Mallet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A37 and local bus routes.

This property is in the catchment area for Glastonbury festival.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

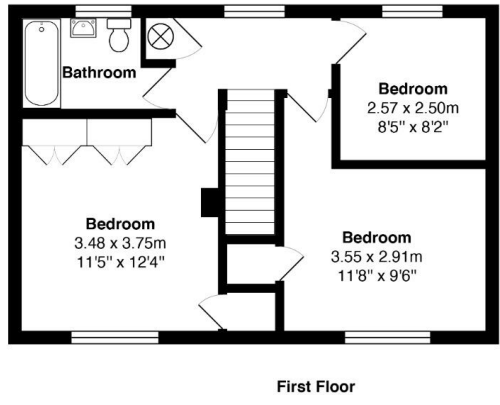
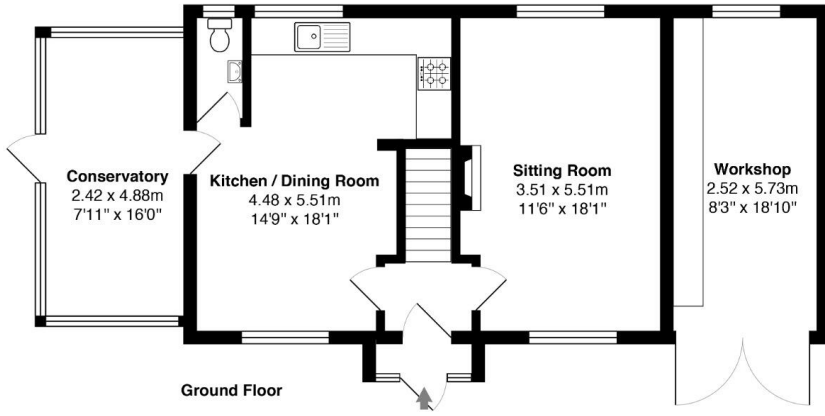
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Hill View, Pylle



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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