

Shaftgate Avenue

Shepton Mallet, BA4 5YA

COOPER
AND
TANNER



£298,000 Freehold

Occupying a corner plot with open outlook to the front this semi detached three bedroom property has been extended to create versatile accommodation with garage, off road parking and carport. Viewing recommended as offered with no onward chain.

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DESCRIPTION

Occupying a corner plot with open outlook to the front this semi detached three bedroom property has been extended to create versatile accommodation with garage, off road parking and carport. Viewing recommended as offered with no onward chain.

A door to the side of the property opens into an entrance hall which incorporates the staircase to the first floor accommodation with an understairs cupboard. From the hall there is access into both the sitting room and the kitchen. The sitting room has a large window to the front and a central fireplace with electric fire. An archway then leads through to the dining room with door into the kitchen and a further arch into the garden room. The rear hall houses the wall mounted gas boiler, has plumbing and space for a washing machine and gives access to the kitchen, garden room and wet room which is fitted with low level wc and shower. The kitchen is currently fitted with a range of matching units, gas cooker and canopy. On the first floor there are two double bedrooms, (both with a range of fitted units) a single bedroom (with built in wardrobe) and a shower room.

OUTSIDE

The property enjoys an open outlook to the front with garden laid to lawn. The enclosed rear and side garden is south westerly facing and comprises lawn, and paved terrace. Gates from Shaftgate Avenue lead into the rear garden, the driveway and carport. The garage has power and light connected, personal door to garage, electric up and over door.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

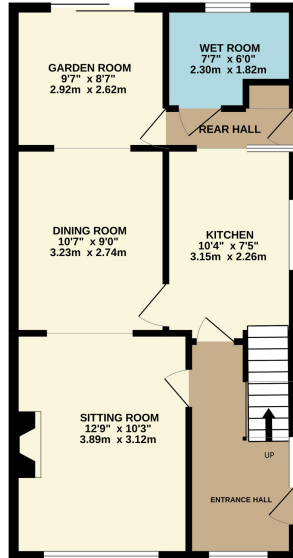
From our office, proceed along Commercial Road to the roundabout and continue straight across, passing the Anglo Trading Estate building on the left. Take the next left into Shaftgate Avenue. The property will be seen as the right hand semi detached house facing the road.

COUNCIL TAX BAND C AND FREEHOLD

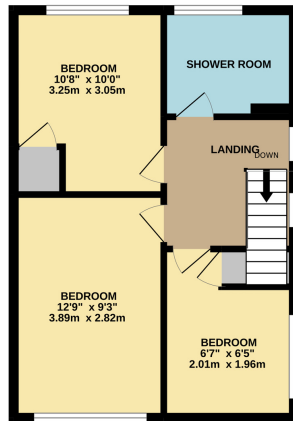




GROUND FLOOR



1ST FLOOR



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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