

2 Lockey Road, Shepton Mallet, BA4 5RG

COOPER
AND
TANNER



£295,000 Freehold

Occupying a good sized end plot, this semi detached house offers great potential to extended (STPP) and create a modern family home. There is an attached garage and off street parking for several vehicles, a downstairs cloakroom, gas heating, double glazing and enclosed gardens. Viewing recommended as offered with no onward chain.

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DESCRIPTION

This is the first time that the property has come to the open market, and whilst being well maintained by the original owners, the property would not benefit from updating.

A front door leads into a spacious entrance hall with staircase rising to the first floor and inner doors leading to sitting room and dining room. The large dual aspect sitting room with windows to the front and rear has a feature fireplace with an inset gas fire and a second door leading through to the dining room. In the dining room there is a door leading out onto the enclosed patio area, a walk in larder and a further door leading through into the kitchen which is fitted with a range of units, a freestanding electric cooker, plumbing for a washing machine and a dishwasher. From the kitchen there is access to an inner lobby with a downstairs cloakroom and storage area, and doors leading out to an enclosed side porch and through to the attached garage. The garage has an up and over door, power and light connected, an inspection pit and a further door leading out to the rear garden.

On the first floor there are two double bedrooms, a single bedroom and a good sized bathroom which is fitted with a three piece suite plus a separate shower unit. From the landing there is access into the loft space which has pull down ladder and offers the potential for conversion (STPP).

OUTSIDE

As well as the spacious driveway there is a low maintenance gravelled front garden with plants and shrubs. From the driveway there is access into the garage and into the enclosed side porch which leads through into the kitchen, there is a pathway to the side of the garage leading to the rear of the property. There are double gates to the front and the property is enclosed by walls on all sides. To the rear of the property there is a sunny south west facing garden with an enclosed patio area which has a gate leading through to the remainder of the garden which is now gravelled and was formerly laid to lawn and vegetable patches. There is a greenhouse and a large shed / workshop with power and lighting connected.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Double glazed. Council Tax Band B.

LOCATION

Situated in a popular area of Shepton Mallet the property is within walking distance of local amenities including the town centre, schools, doctors surgery and park, there is also a corner shop at the end of the road. Shepton Mallet is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

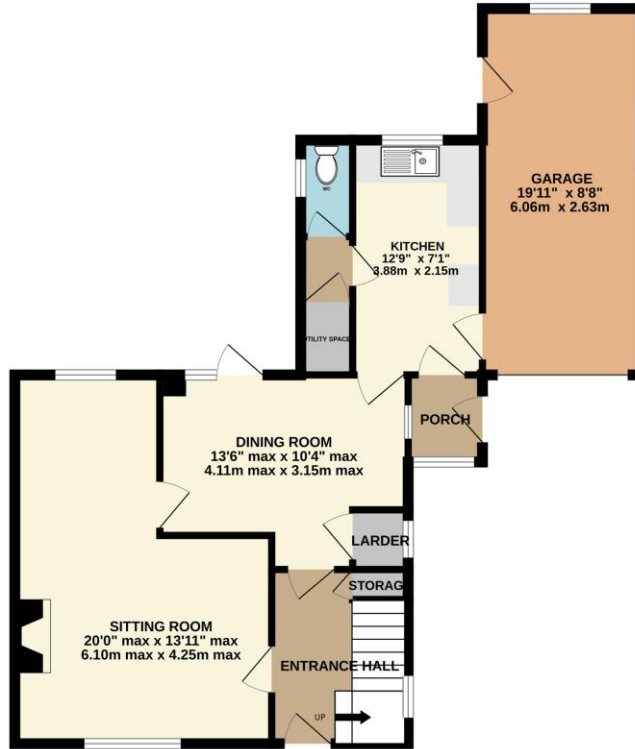
DIRECTIONS

From the office proceed along the High Street in a southerly direction. At the junction proceed into Cannards Grave Road keeping the Cenotaph on your right hand side. On the sharp left hand bend, take the central lane and turn right into Compton Road. Take the first right into Kingsland Road. Then first left into Lockey road, the property is the first on the right hand side.

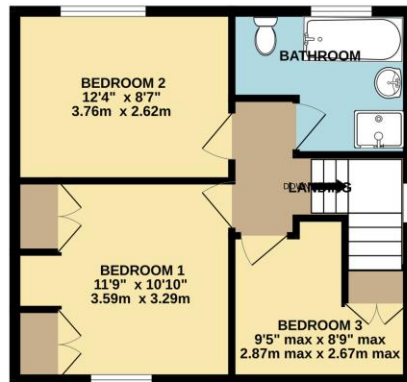




GROUND FLOOR



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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