

Sweet Retreat

Shepton Mallet, BA4 4BL

COOPER
AND
TANNER

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£450,000 Freehold

Situated in the heart of this popular Mendip village this quirky 2 / 3 bedroom property offers spacious and versatile accommodation, the potential for single level living, with character features and open view to the rear, oil fired heating and driveway parking.

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 2  2  1 EPC TBC

£450,000 Freehold

DESCRIPTION

Entering through the utility / hall there are newly fitted cabinets with single drainer sink unit, plumbing for dishwasher and wooden work surfaces. The open plan kitchen / sitting / dining room is fitted with the same style units and incorporate 5 ring ceramic hob, cooker hob, single oven, integrated microwave, fridge / freezer. A feature stone chimney breast houses the new Heta scanline turnable pedestal wood burner on a raised hearth and patio doors lead out to a narrow decked seating area with open outlook. From the kitchen, a door leads into the two storey accommodation which has a light and airy mezzanine floor (currently used as a bedroom) with beams and a staircase leading down to the former sitting room with feature fireplace inset wood burner on raised hearth and door to the outside. Also currently used as a bedroom. This space is ideal for working from home, for an older child seeking their own space or possibly as a source of income. Back through the kitchen, the inner hall gives access to the master bedroom which is fitted with floor to ceiling wardrobes and to the modern bathroom which is newly fitted with a white suite of double ended whirlpool system bath, low level wc and wash hand basin inset into vanity units and an enclosed shower cubicle.

The property also benefits from double glazing, water softener system and an oil fired radiator heating system.

OUTSIDE

The outdoor space lies to the front and side of the property with driveway providing parking for one car. The garden comprises a newly seeded lawn and a paved seating area. Stone steps lead down to the door to bedroom 2 / sitting room. The oil fired boiler is sited externally and there is a wood store. The narrow decked seating area to the rear has space for small table, a few chairs and a bbq.

LOCATION

The characterful Mendip village of Pilton lies just two miles south-west of Shepton Mallet and five miles north east of Glastonbury. The village, popular with home buyers due to its convenient location to Bath, Bristol, Frome, and Wells, as well as Castle Cary with its main line station to Paddington London. It is most famous for being the home of Glastonbury Festival.

DIRECTIONS

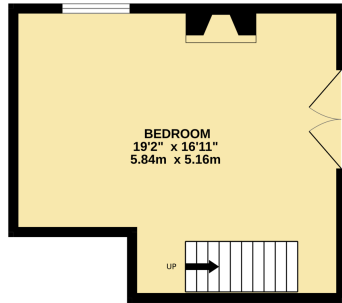
From Shepton Mallet, proceed out of town on the B3136 and continue until reaching the A361 junction. At the crossroads, proceed straight across and continue past the village cemetery. At the bottom of the hill follow the road around to the right. When you reach the brow of the hill, the property will be seen on the left hand side.

COUNCIL TAX BAND D AND FREEHOLD

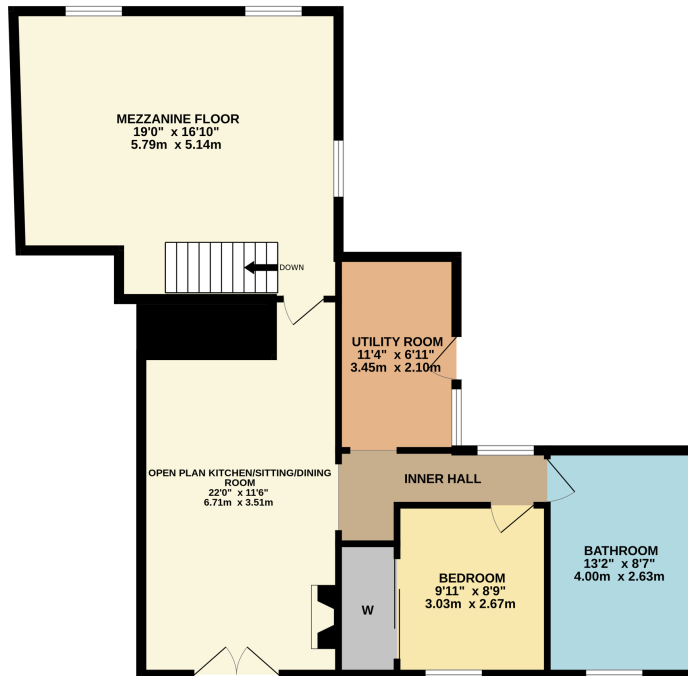




BASEMENT
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

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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