

# Cannards Grave

Shepton Mallet, BA4 4LY

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:



£170,000 Freehold

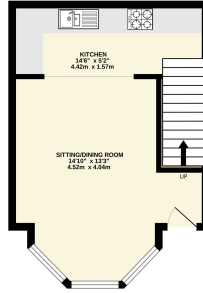
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## Description

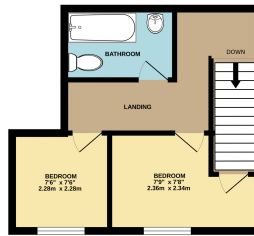
A double glazed door opens into the open plan sitting / dining room with the staircase rising to the first floor and bay window to front overlooking the garden. An archway leads into the kitchen area which is fitted with single drainer sink unit, ceramic hob, oven, plumbing for washing machine and space for freestanding fridge and freezer. Located on the first floor, the bathroom has a white suite comprising a low level WC, pedestal wash hand basin and a panel enclosed bath with mixer tap shower attachment. There is an enclosed low maintenance garden to the front. Parking for several vehicles is available. The property has electric heating and double glazing. Please note this property has a 'flying freehold'.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 vendors accept no responsibility for any errors or omissions and no guarantee as to their suitability or reliability can be given.  
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## Features

- Mid terrace cottage on edge of the town
- New roof June / July 2023
- Offered with no onward chain
- Open plan sitting / dining room / kitchen
- Electric heating
- Double glazing
- Enclosed garden to the front
- Parking for several vehicles
- Council Tax Band E and Freehold

## Local Information

- Council Tax Band A
- Tenure Freehold
- EPC Rating E

### SHEPTON MALLET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

