

6 Four Acres,

Shepton Mallet, BA4 4DN



£289,000 Freehold

A well presented three bedroom end terrace property set within Tadley Acres. The property benefits from downstairs cloakroom, semi walled garden, gated parking and detached single garage.

6 Four Acres, Shepton Mallet, BA4 4DN

 3  1  1 EPC C

£289,000 Freehold

DESCRIPTION

A well presented three bedroom end terrace property set within a quiet part of the popular Tadley Acres development and close to the Millenium Path, which links to Collett Park and the town.

The property comprises an entrance hall with staircase rising to the first floor, doors to principle rooms and providing a useful space for coats and shoes. The downstairs cloakroom is fitted with a modern suite of low level wc and wash hand basin. Located to the front of the property, the sitting room has an ornamental fireplace with raised hearth, surround and mantel. An archway leads into the dining room which in turn links into the kitchen. Fitted with an extensive range of matching, base, drawer and wall units and incorporating a single drainer sink unit, work surfaces, gas hob, oven, cooker hood, plumbing for washing machine, space for free standing fridge/freezer. Double glazed windows enjoy a view over the rear garden and a double glazed door in the kitchen leads out into the garden.

On the first floor the accommodation comprises three bedrooms, two doubles both benefitting from built in wardrobes, and a good sized single. The family bathroom comprises a modern white suite of low level wc, wash hand basin in vanity unit and square "P" shaped panel enclosed bath with shower and screen.

The main areas on the ground floor are fitted with a wood effect flooring.

OUTSIDE

The rear garden is fully enclosed with a mix of wall and fencing and comprises a paved patio and lawn with central gravelled path leading to the personal door to garage. Beyond the lawn is a gravelled parking space accessed through double timber gates. There is also a raised planter.

The garage accessed to the side of the property, has power, light, roof storage space and an up and over door. There is also parking available on road and by the boundary wall.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C.

LOCATION

The historic market town of Shepton Mallet is situated close to the centres of Frome and the city of Wells. The larger centres of Bristol and Bath are also within easy travelling distance. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is approximately six mile.

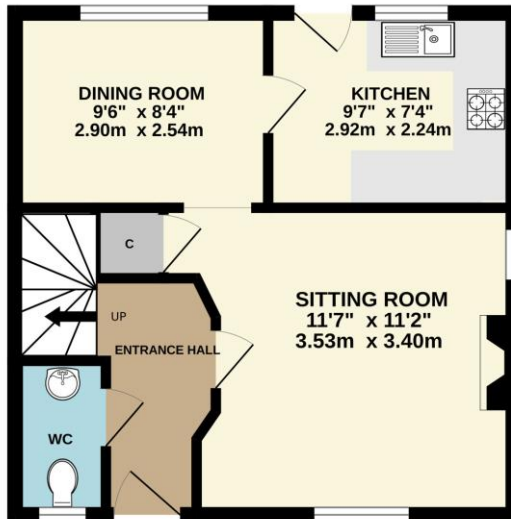
DIRECTIONS

Leave the Cooper and Tanner office, in an easterly direction along Charlton Road, (A361). At the traffic lights, turn right onto the Whitstone Road (A37). Take the first right hand turn into Webber Road. Proceed past the green on the right hand side, and take the next right turn into Four Acres. The property will be seen in front of you.

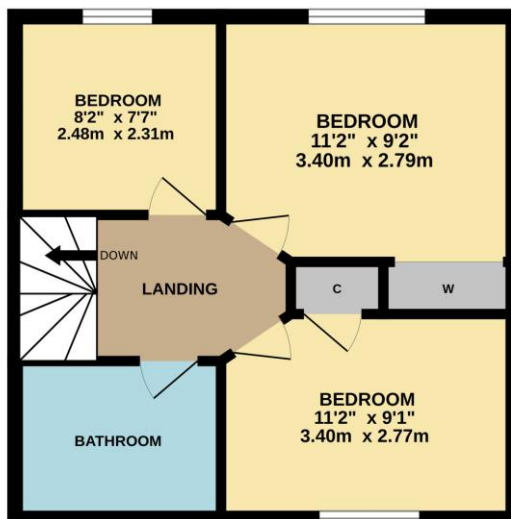




GROUND FLOOR



1ST FLOOR



FOUR ACRES

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.
Made with Metropix ©2024

SHEPTON MALLET OFFICE
Telephone 01749 372200
32 High Street, Somerset, BA4 5AS
sheptonmallet@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket