

23 Wickham Way,

Shepton Mallet, BA4 5YG

COOPER
AND
TANNER



£245,000 Freehold

An mid terrace three bedroom house in a quiet cul de sac position, which would now benefit from cosmetic updating, with tandem style double garage and enclosed garden. Offered with no onward chain.

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 3  1  1 EPC C

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DESCRIPTION

A door to the front of the property opens into an entrance porch ideal for coats and shoes, with further door into the sitting room. This generous sized, light and airy reception room has a double glazed window to the front, a staircase rising to the first floor, fitted gas fire with back boiler, glazed panel and door to the dining room. Located to the rear, this room enjoys a view over the rear garden, has an understairs storage cupboard, an airing cupboard housing hot water tank, a glazed panel and opening to the adjoining kitchen. It is common for this divider to be removed to create a spacious kitchen / dining room. The kitchen is fitted with a range of units, incorporating single drainer sink unit, electric cooker point, cooker hood, space for under counter fridge, space and plumbing for washing machine.

On the first floor, a landing provides you with access to the three bedrooms. Bedrooms one and two are good size doubles, with bedroom one being situated at the front of the property and bedroom two to the rear. Bedroom three benefits from having a built-in cupboard. The family bathroom is fitted with a suite comprising low level wc, pedestal wash hand basin and panel enclosed bath.

OUTSIDE

The front of the property has pedestrian access only with the front garden being laid to lawn with path to the front door. The enclosed rear garden is concreted for low maintenance. There is personal door to the tandem style double garage with power, light, windows to side and up and over door. A wooden pedestrian gate leads to the rear entrance to the property where it is possible to parallel park outside the garage. This road is accessed from Coombe View and runs behind the terrace of houses on Shaftgate Avenue and Wickham Way.

ADDITIONAL INFORMATION

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

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.

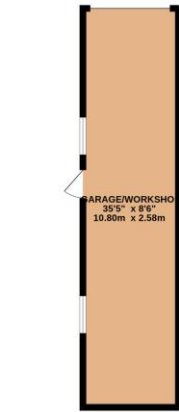
DIRECTIONS

From the office, proceed along Commercial Road to the mini-roundabout and continue straight across. Take the first main left turning into Shaftgate Avenue. Take the 3rd turning on the right into Coombe View. At the bottom turn left into the cul de sac. From here the property is reached on foot.

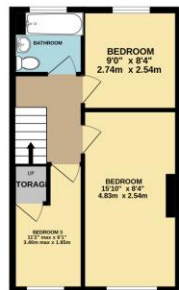




GROUND FLOOR



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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