

29 Duchy Road, Shepton Mallet, BA4 5TJ

COOPER
AND
TANNER



£255,000 Freehold

An extended and well-proportioned mid terraced three-bedroom family home with south facing rear garden and off road parking. Presented in good order throughout this property offers first time buyers an ideal purchase.

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DESCRIPTION

A door to the front leads into the generously sized entrance porch with inner door leading through to the central hallway, which incorporates the staircase rising to the first floor. The kitchen / breakfast room is fitted with an extensive range of matching base, drawer and wall units incorporating a single drainer sink unit, ceramic hob, cooker hood, double oven, breakfast bar, space for free standing fridge / freezer, plumbing and space for washing machine. There is also a large walk in understair cupboard. From here a double glazed door leads into the sun lounge with patio doors enjoying an outlook over the south facing rear garden. Across the hall, the good sized sitting room has a wall mounted gas fire (with back boiler providing the heating) and an opening to the dining room. French and patio doors link this space into the sun lounge and also to the adjoining double glazed conservatory which also looks out over the rear garden.

On the first floor, the split landing gives access to the three bedrooms; two doubles and a good sized single. The master bedroom has a range of mirror fronted wardrobes, whilst the smaller bedroom has a built in cupboard. Completing the accommodation on this floor, is the modern bathroom. Fitted with a white suite comprising panel enclosed bath, walk in shower cubicle, low level wc and wash hand basin set into white cabinets. All walls tiled.



OUTSIDE

A brick pavia driveway provides off road parking for several cars and gives access to the front porch. The rear garden is fully enclosed and south facing. Designed for low maintenance the garden comprises two tier paved terrace with large area of artificial grass. There is a timber shed with power and light. Double timber gates lead to the rear pedestrian access which leads out to Queens Road. There is an outside tap and security lighting.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, doctors, dentists, chemist, optician, a range of coffee shops, craft shop and a hardware store. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington.

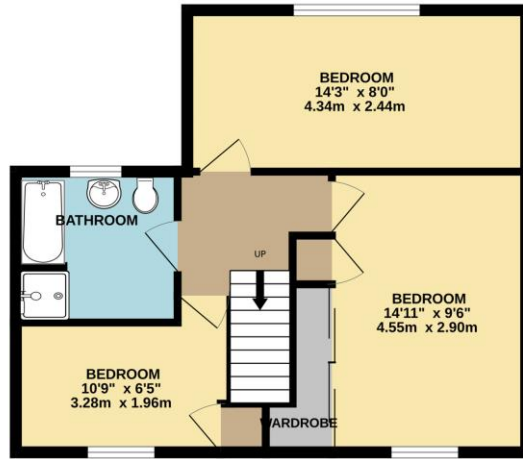
DIRECTIONS

From the Cooper and Tanner office, proceed to the southern end of the High Street. Continue straight across the roundabout into Cannard's Grave Road. Take the first turning on the right into Compton Road and right again into Kingsland Road. Follow the road past the green on the right. Duchy Road is the next turning on the right. As you follow around to the left into the No Through Road, the property is the 2nd house on the left.

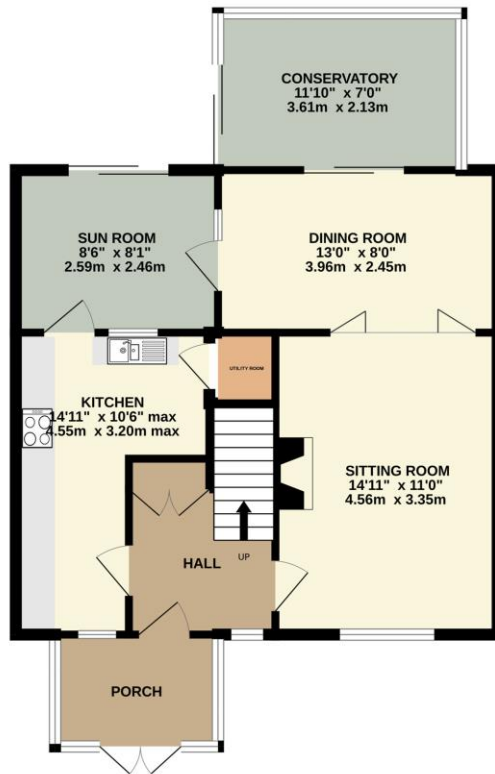




FIRST FLOOR



GROUND 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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