

25 Waterloo Road,

Shepton Mallet, BA4 5HH



Offers In Excess Of £225,000 Freehold

A spacious three bedroom character property offering versatile accommodation, downstairs cloakroom, double glazed conservatory and enclosed garden. Viewing recommended as offered with no onward chain.

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OIEO £225,000 Freehold

DESCRIPTION

This semi detached character property is conveniently located for access to the town's facilities. Accessed through an arched wooden door in a stone wall, a path leads to the entrance door and continues to the rear garden.

A central hallway has staircase rising to the first floor and doors to the second reception room and sitting room. Located to the front, the second reception room has a leaded light double glazed window and can be used as a more formal sitting room. Across the hall the sitting room has an original range inset into chimney breast, French doors to rear garden, understairs cupboard, and an archway opens up to a raised study area which links into the kitchen. Fitted with an extensive range of matching units incorporating double oven, gas hob, canopy, single drainer sink unit and wood block work surfaces. There is plumbing for dishwasher, opening and archway to double glazed conservatory. A door leads to the downstairs cloakroom. Enjoying a view over the rear garden, the conservatory is currently used as a dining room.

On the first floor, a split landing provides you with access to the three bedrooms all with built in storage cupboards. Bedroom one located to the front. Bedroom two houses the gas boiler. The family bathroom is fitted with an offset corner bath with shower over, low level wc, and pedestal wash hand basin.

A door and staircase leads up to the attic room. This vast open space is boarded with electricity.

OUTSIDE

The property is entered through the arched doorway from the pavement. The path continues past the entrance door to the rear garden. This fully enclosed space comprises paved terraces with steps to the lower lawn with raised flower bed.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected. Council Tax Band C. The property has a flying freehold.

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.

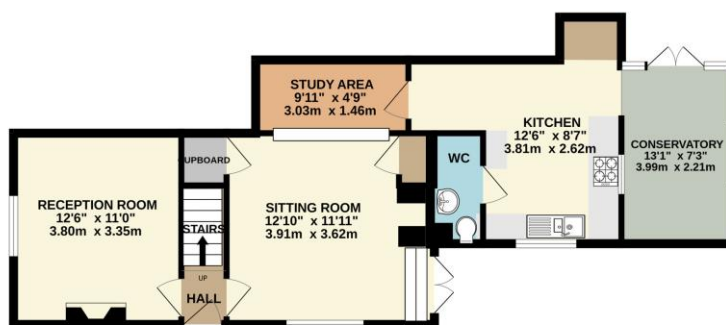
DIRECTIONS

From the Cooper and Tanner office, turn right along Commercial Road until reaching the mini roundabout. Turn right into Rectory Road and follow this road around the sharp left hand bend and into Waterloo Road. Proceed half way along. The property will be found on the left hand side immediately before the vehicular entrance to the cemetery.

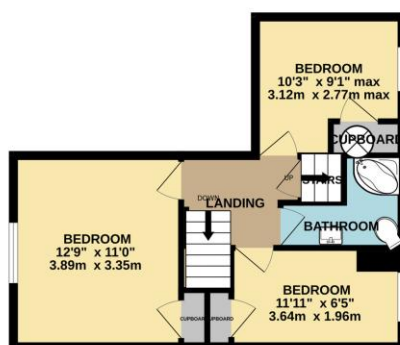




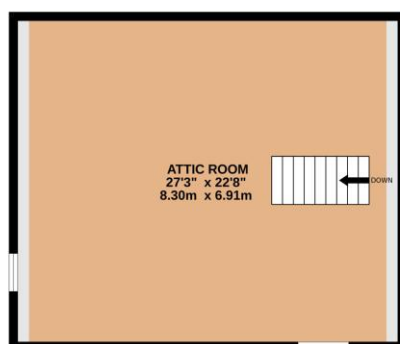
GROUND FLOOR



1ST FLOOR



LOFT



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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