

30 Wickham Way, Shepton Mallet, BA4 5YG

COOPER
AND
TANNER



£278,000 Freehold

A semi detached house in cul de sac location with open outlook to the rear towards the "Meadows" with driveway parking for several cars and detached garage. Offered with no onward chain.

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 3  2  1 EPC D

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DESCRIPTION

Wickham Way lies off Shaftgate Avenue and is a popular residential area, close to the town's amenities, bus route and outside lido.

A glazed front entrance door to the front of the property with glazed side panel opens into a spacious entrance hall with wood effect flooring, storage cupboard and staircase rising to the first floor. A door leads into the kitchen which is fitted with a range of base, drawer and wall units incorporating stainless steel single drainer sink unit, work surfaces, electric hob, canopy and single oven. There is space for an under-counter fridge and plumbing for washing machine. A door gives access to the rear garden with a further door leading into the dining room. Double glazed windows to the rear of this room enjoys an open view. An opening leads into the good sized sitting room. This light and airy room has a large double glazed picture window, a wall mounted gas fire with back boiler and decorative panelling one wall.

On the first floor, there are three bedrooms (two doubles and a single). The double bedroom to the rear has a built in cupboard, airing cupboard housing hot water tank and enjoys views. The single bedroom also has built in cupboards. Completing the accommodation is the family bathroom fitted with a white suite comprising low level wc, pedestal wash hand basin and a panel enclosed bath.

OUTSIDE

The front garden is laid to lawn with gravelled path to the front door. A surfaced driveway provides off road parking for several vehicles and extends to the side of the property and gives access to the detached garage with up and over door.

The rear garden enjoys an open view over the "Meadows" and is laid mainly to lawn with planted shrubs and an entertaining decked area immediately outside the kitchen and the dining room. There is pedestrian access to the driveway.

ADDITIONAL INFORMATION

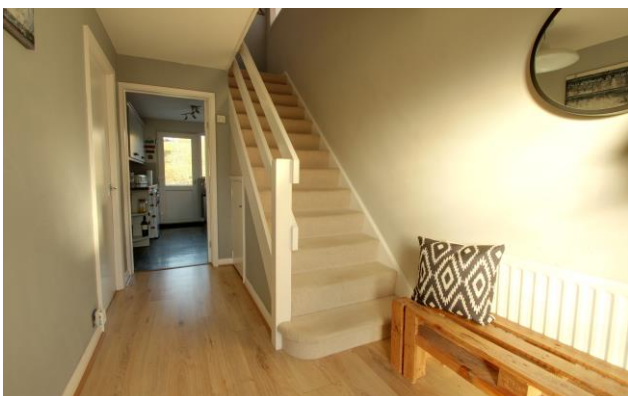
Gas fired heating. All mains' services are connected. Council Tax Band C.

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.

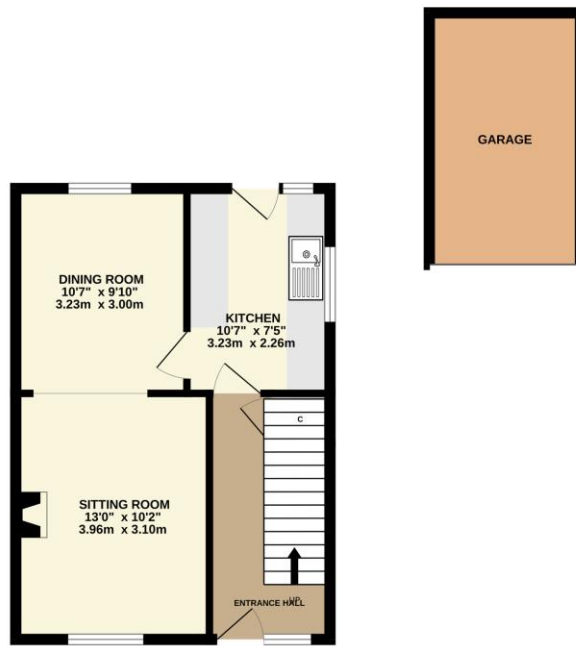
DIRECTIONS

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 right. The property will be seen a short distance along on the left hand side.

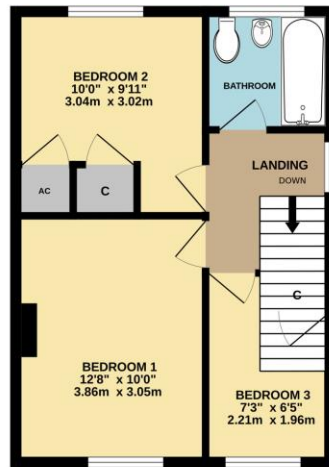




GROUND FLOOR



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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