

Summerleaze Park

Shepton Mallet, BA4 5FE

COOPER
AND
TANNER



£222,000 Freehold

Offering deceptive accommodation this mid terrace three bedroom modern house is conveniently located to the town's amenities with enclosed garden, downstairs cloakroom, garden and allocated parking. Viewing recommended as offered with no onward chain

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 3  1  1 EPC B

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DESCRIPTION

On entering the property the entrance hall gives access to the kitchen, sitting / dining room, a downstairs cloakroom and the staircase rising to the first floor. The kitchen has been fitted with a range of base, drawer and wall units with work surfaces, integrated appliances including gas hob, oven, gas hob and cooker hood. There is also plumbing and space for a dishwasher and washing machine. The sitting / dining room is nicely proportioned with an understairs storage cupboard, a window and french doors opening into the enclosed rear garden.

The first floor offers three bedrooms; two bedrooms (one with a built in cupboard) and a good sized single bedroom. The family bathroom is fitted with a white suite comprising panelled bath with shower, pedestal wash hand basin and low level wc.

The property also benefits from a gas heating system with radiators and double glazing.

OUTSIDE

The front is gravelled with planted shrubs and enclosed by low wall and railing. The rear garden is laid mainly to lawn with decked seating area and path leading to the parking area. There is one allocated parking space which is accessed by travelling under the arch.

LOCATION

The historic market town of Shepton Mallet is located close to the cities of Wells, Bristol and Bath and offers a range of local amenities and shopping facilities including a range of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors, and a Grade I Listed church. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

DIRECTIONS

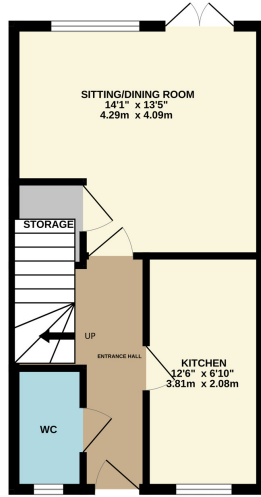
From the top of the High Street turn right. At the roundabout travel straight across into West Shepton. Take the 1st turning left into Summerleaze Park. The property will be seen a short distance along on the left hand side.

COUNCIL TAX BAND C AND FREEHOLD

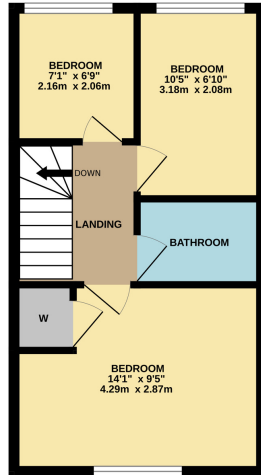




GROUND FLOOR



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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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