

22 Bourke Road, Shepton Mallet, BA4 4FS



£235,000 Freehold

A well-proportioned two bedroom end terrace modern property forming part of Tadley Acres, offering first time buyers an ideal purchase, as well as being a great buy-to-let opportunity.

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DESCRIPTION

Tadley Acres is a popular development on the southern edge of the town built partly on Duchy of Cornwall land with a network of footpaths providing a direct route to the Millenium Path which leads to the town centre and Collett Park.

The property is set in a No Through Road location with parking to the front which leads to the entrance door.

You enter into the good sized entrance hall with staircase rising to the first floor and doors to the principal rooms.

The kitchen is fitted with a modern range of units incorporating single drainer sink unit, gas hob, oven, canopy, integrated fridge / freezer. There is space and plumbing for a dishwasher and washing machine. Across the hall is the downstairs cloakroom fitted with low level wc and wash hand basin. A great space for shoes and coats. Located to the rear of the property is the large sitting / dining room enjoying a view over the garden through the French doors. This room also benefits from an understairs cupboard.

On the first floor, a landing provides you with access to the two double bedrooms. Bedroom two has a built in cupboard housing the gas combi boiler. Completing the accommodation is the bathroom, which is fitted with a modern white suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower and screen. The loft space is insulated.

OUTSIDE

There is brick pavia parking for two cars to the front of the property. A shared path extends to the side and the rear of the property and gives access into the rear garden. Being south / west facing the garden is fully enclosed and designed for low maintenance with paved terrace, gravelled seating area and planted with a variety of shrubs.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band B. Service charges 2024/25 £190.33 per annum.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors' surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

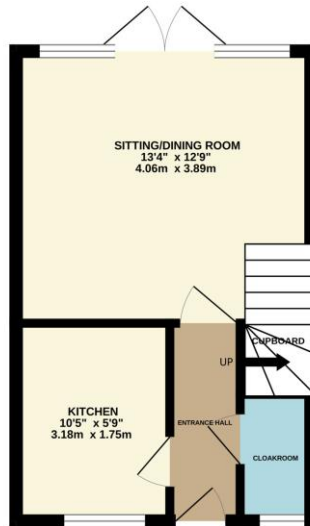
DIRECTIONS

From our office, proceed to the end of the High Street and continue straight on into Cannard's Grave Road. Follow the road to the next roundabout and take the first exit onto Whitstone Road. Take the first turning on the left into Hobbs Road. Continue along and follow the road around to the right. Take the first left after the corner into Mistletoe Lane. At the end of road turn left, then turn right. The property will be seen a short distance along on the right hand side.

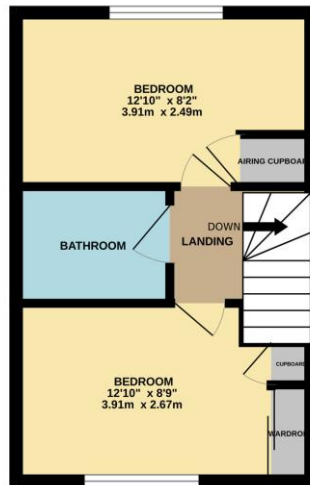




GROUND FLOOR



1ST FLOOR



BOURKE ROAD

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, Somerset, BA4 5AS
sheptonmallet@cooperandtanner.co.uk

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