

3A Whitstone House,

Shepton Mallet BA4 5LX

COOPER
AND
TANNER



£114,950 Leasehold

1 1 1 EPC D

Description

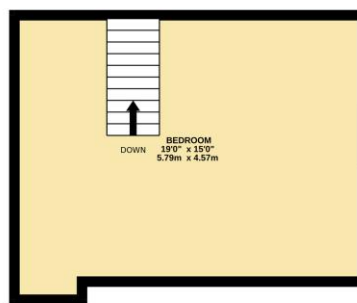
Spacious first floor maisonette in Grade II Listed house in quiet backwater of the town requiring cosmetic updating. The property enjoys communal gardens, an allocated parking space, a southerly aspect and situated close to the town's facilities. Located on the first floor through communal hall and stairwell with security entry phone, a wooden door leads into the apartment and the entrance hall with bathroom to the left and kitchen in front. The bathroom has an airing cupboard with hot water tank and comprises a panel enclosed bath with shower over, low level wc and pedestal wash hand basin. The kitchen has a single drainer sink unit inset into base unit. There is an electric cooker point, space and plumbing for washing machine and a built in cupboard which would make an ideal larder / pantry. Leading on from here is the south facing sitting / dining room with staircase rising to the double bedroom on one side of the landing and dressing room / study on the other. The property has newly fitted electric heaters, exposed floorboards and single glazed sash windows. Viewing is recommended as offered with no onward chain.



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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Features

- Grade II Listed first floor maisonette
- Requiring cosmetic updating
- Spacious sitting / dining room and master bedroom
- Character features
- Communal gardens
- Newly fitted electric heaters
- Allocated parking space for one vehicle
- Mains electricity, water and drainage are connected

Local Information

- Council Tax Band A
- Tenure Leasehold -999 Year Lease from 2015. There is an annual charge of £862 to include Buildings Insurance and Water rates
- EPC Rating Grade II Listed

SHEPTON MALLET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

