

Navana,

Shepton Mallet, BA4 5UB

COOPER
AND
TANNER



£239,950 Freehold

A semi detached house in non estate position, conveniently situated for the facilities of the town offers good sized accommodation which includes two bedrooms, a downstairs cloakroom, driveway parking for two cars, and an enclosed garden.

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 2  1  1 EPC To be renewed

£239,950 Freehold

DESCRIPTION

The property is presented in good order throughout and has gas radiator heating, double glazing and is conveniently located for the town's facilities.

The property is entered from the front into the spacious entrance hall with staircase rising to the first floor and doors to the principal rooms. The kitchen is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit and work surfaces. Built in gas hob and oven with canopy over. Space for free standing fridge / freezer, plumbing and space for washing machine and dishwasher. There is a wall mounted gas boiler providing hot water and heating. Across the hall, is the downstairs cloakroom which is fitted with a modern white suite of low level wc and wash hand basin. Located to the rear is the large sitting / dining room with feature pebble effect gas fire on raised hearth and wooden mantel. There are two double glazed windows to side and double glazed French doors to the rear garden.

On the first floor, the good sized master bedroom has a window overlooking the garden and a walk in wardrobe. Also on this floor is the good sized second bedroom and the family bathroom comprising a white suite of panel enclosed bath with shower and screen, low level wc and pedestal wash hand basin.

OUTSIDE

The surfaced driveway provides tandem parking for two cars. Access is across a shared entrance. There is private pedestrian access gate into the rear garden.

This fully enclosed space comprises a large paved terrace with steps leading up to an area of raised lawn where stepping stones lead across to a further paved seating area and to the storage shed.

ADDITIONAL INFORMATION

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

LOCATION

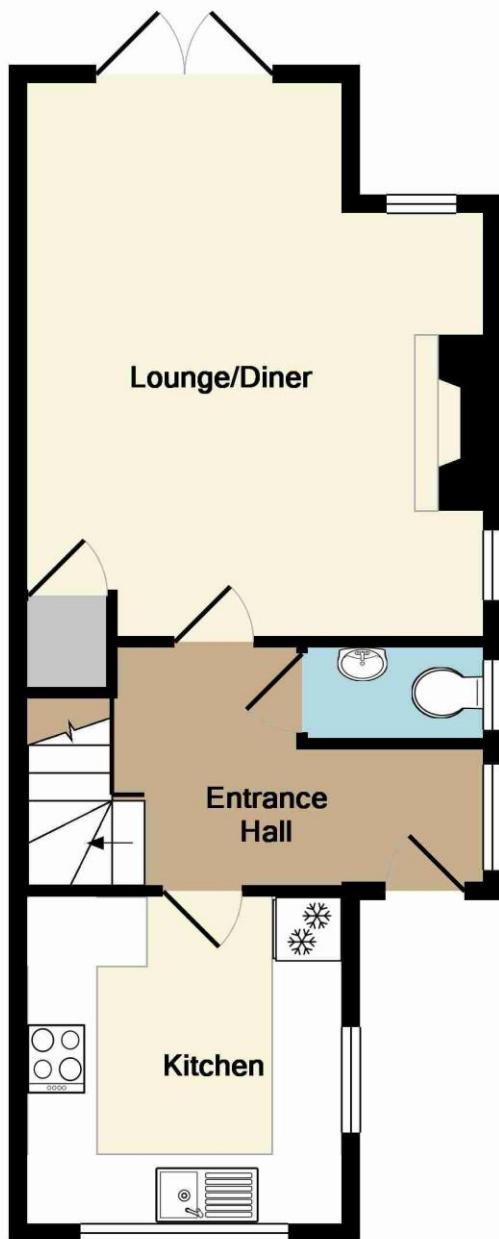
The historic market town of Shepton Mallet offers a range of local amenities, shopping facilities and schools. The major centres of Bristol and Bath are within commuting distance, as are the local centres of Street, Glastonbury, Wells, Frome and Castle Cary. The latter two both have mainline stations to Paddington London.

DIRECTIONS

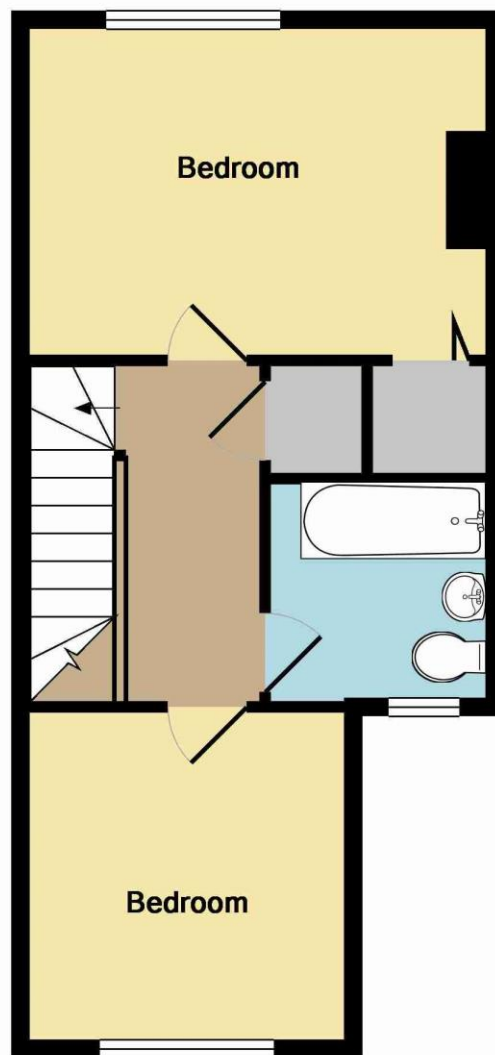
From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout. Turn left into Old Market Road. At the roundabout turn right into West Shepton. As you cross over the mini roundabout, the property will be seen a short distance along on the right hand side.







Ground Floor
Approx. Floor
Area 35.9 Sq.M.
(387 Sq.Ft.)



1st Floor
Approx. Floor
Area 32.3 Sq.M.
(348 Sq.Ft.)

Total Approx. Floor Area 68.2 Sq.M. (734 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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