



 3  2  1 EPC D

£385,500 Freehold

3 Padfield Green  
Doulting  
Somerset, BA4 4QB

**COOPER  
AND  
TANNER**



# 3 Padfield Green

## Douling

### Somerset, BA4 4QB

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#### Description

This mature semi detached house has been fully refurbished by the current owner to a high standard for modern day living whilst retaining many original features to include original stripped and waxed doors with bakerlite fittings, exposed floorboards and fireplaces.

A door to the front opens into a entrance hall with the staircase leading to the first floor accommodation. From the hall, doors lead into the sitting room with double glazed window overlooking the rear garden and feature fireplace. A second door leads into the light and airy kitchen / breakfast / family room with window to front and French doors to the garden. Fitted with a range of matching floor and wall units incorporating single drainer sink unit, work surfaces, double oven, ceramic hob, canopy, space for under counter fridge and plumbing for dishwasher. A door leads into the utility room / side hall where there are further units, a single drainer sink unit and plumbing for washing machine. The downstairs cloakroom is fitted with a modern suite suite of low level wc and pedestal wash hand basin. There is a built in cupboard housing the hot water tank. Also accessed from the utility is the Study / 4<sup>th</sup> bedroom.

On the first floor there are three good sized bedrooms and a family bathroom, which has a white suite comprising low level wc, pedestal wash hand basin and panel enclosed bath with shower and screen.

#### Outside

The property is approached across a gravelled driveway providing off road parking for several vehicles. The garden is laid to lawn, with borders, hedging and a gravelled seating area.

The good – sized south west facing rear garden is predominantly laid to lawn, with stepping stones leading from the large paved terrace to the greenhouse located at the bottom of the garden. There are a variety of shrubs and trees.

The property also benefits from a single garage located in a block of two. It is also possible to park in front of the garage.

#### Location

The village of Douling is located on the eastern outskirts of the market town of Shepton Mallet which offers a range of amenities, with the centres of Frome, Midsomer Norton, Wells, Bristol and Bath within travelling distance. Castle Cary and Frome have mainline stations with regular services to Paddington London.

#### Directions

From Shepton Mallet, head east on the A361 towards Frome. On entering the village of Douling. Turn left at the play park onto Chelynch Road and left again into Padfield Green where the property can be found directly ahead of you.

Local Information Shepton Mallet

**Local Council:** Somerset County Council

**Council Tax Band:** B

**Heating:** Modern electric radiator heating

**Services:** Mains electricity, water and drainage are all connected.

**Tenure:** Freehold



#### Motorway Links

- M5
- M4



#### Train Links

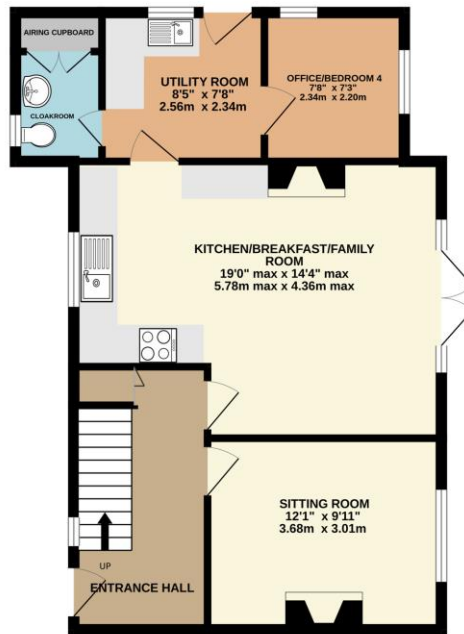
- Castle Cary, Frome
- Bath Spa & Bristol Temple Meads



#### Nearest Schools

- Douling (Primary)
- Shepton Mallet (Primary and Secondary)

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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