

Westleigh Gardens

Shepton Mallet, BA4 5YB

COOPER
AND
TANNER



£375,000 Freehold

An extended semi detached property providing versatile accommodate including the potential for a self contained annex. In a cCul de sac position, this property has one of the largest gardens in this popular residential area.

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 5  2  2 EPC D

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DESCRIPTION

An entrance porch leads into the entrance hall with staircase to the first floor and doors to principal rooms. On the left is the sitting room with large picture window and an open fireplace. Across the hall is the additional reception room which has a modern ensuite shower room and a rear porch. This area could be used as an annexe. The kitchen is fitted with an extensive range of units incorporating single drainer sink unit, breakfast bar, space for freestanding fridge / freezer and cooker which leads onto the dining room. This area opens into the double glazed conservatory enjoying a view over the garden, french doors to side and door to the utility/cloakroom. On the first floor the split landing gives access to the bedrooms and the family bathroom. The two bedrooms in the extension could be reconfigured to recreate a master bedroom with ensuite and dressing room. Across the landing the main bedroom is fitted with a range of units including wardrobes, bridging units, bedside cabinets and open shelving; a further double bedroom and the smallest bedroom with a built in wardrobe. The family bathroom is fitted with a white suite of low level wc, pedestal wash hand basin and panel enclosed bath with mixer tap shower attachment. The property has double glazing and a gas radiator heating system. Although offering spacious accommodation there are areas where the property would benefit from cosmetic updating.

OUTSIDE

The front has been surfaced to provide off road parking for a variety of vehicles, and pedestrian access into the rear garden.

The rear garden is fully enclosed and is one of the largest plots within this development. It is ideal for entertaining and for accommodating growing children and / or pets. There are paved terraces and seating areas, and an area which has been used for vegetable production. There are a variety of outbuildings including a summer house, greenhouse and timber sheds.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

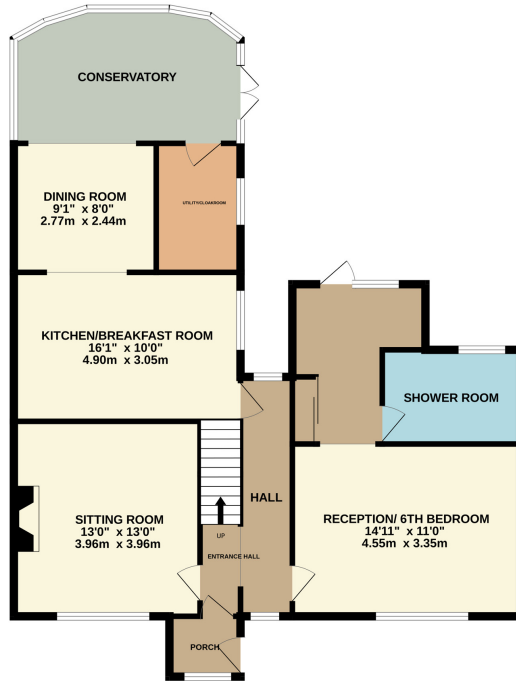
From our office on High Street, proceed along Commercial Road to the mini-roundabout and continue straight across. Take the next turning on the left into Shaftgate Avenue. Take the 2nd turning on the right where the property will be seen on the right hand side.

COUNCIL TAX BAND C AND FREEHOLD

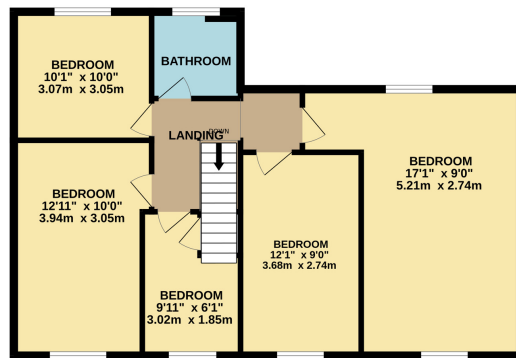




GROUND FLOOR



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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