

Trajans Way

Shepton Mallet, BA4 4TN

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£360,000 Freehold

An opportunity to purchase a detached three bedroom house, occupying a corner plot situated in a cul-de-sac position on the eastern outskirts of the town. The property offers nicely-proportioned living accommodation ideal for a family and benefits from a double glazed conservatory, driveway parking and a garage.

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DESCRIPTION

The double glazed entrance door leads into the entrance hall, which incorporates the downstairs cloakroom and staircase to the first floor accommodation. A door from the entrance hall then leads into the sitting room which is a generous size and enjoys outlook to the front. The kitchen/breakfast room is fitted with a range of floor and wall units incorporating single drainer sink unit, gas hob, single oven, canopy plumbing for washing machine, space for fridge / freezer, and breakfast bar. There is a good size understairs storage cupboard. From the kitchen, there are double glazed french doors leading into the adjoining double glazed conservatory. Another good size room, the conservatory has radiator and tiled floor, providing a further reception or family space, comfortably accommodating a dining table and additional lounge seating.

On the first floor, there are three bedrooms; two doubles and a single with a built in airing cupboard. The family bathroom is fitted with a white suite comprising a panelled bath with shower, low level wc and pedestal wash hand basin.

OUTSIDE

In front of the property is a driveway providing off road parking and giving access to the single garage with 'up and over' door. The garden lies to the side and rear and is landscaped for low maintenance. There is a pedestrian gate to the side.

LOCATION

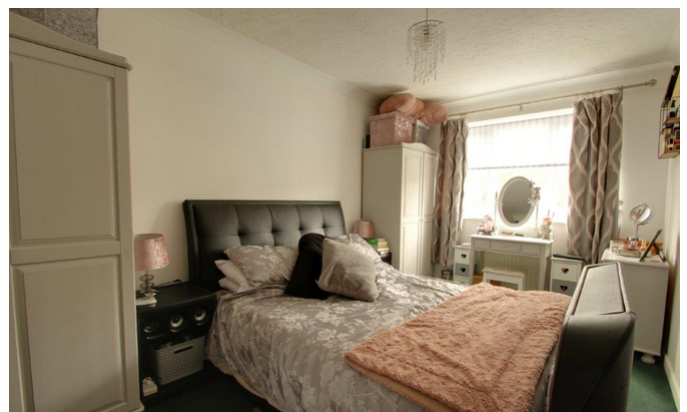
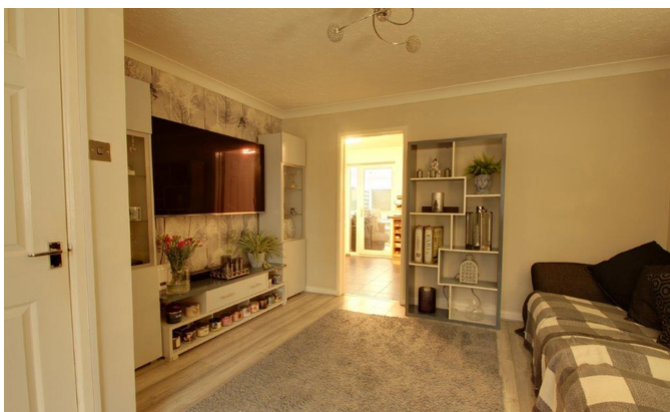
Shepton Mallet is within easy travelling of the centres of Wells, Frome, Bath and Bristol. For those travelling, Castle Cary with its mainline station to London Paddington is 8 miles away.

DIRECTIONS

From our office on High Street, proceed east along Charlton Road, passing Whitstone School. Continue through the first set of traffic lights and past The Charlton Inn.

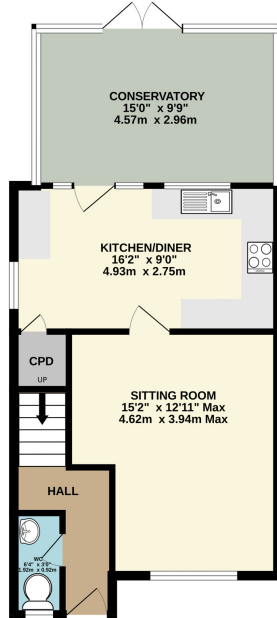
At the next set of traffic lights, beside the Thatched Cottage pub, turn right onto Fosse Lane. Take the first left into Amulet Way then take the first left into Trajans Way. Continue along to the end and the property will be seen on the left hand side.

COUNCIL TAX BAND D AND FREEHOLD

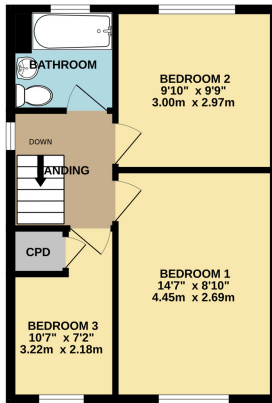




GROUND FLOOR



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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