

82 Beech Avenue,

Shepton Mallet, BA4 5XE

COOPER
AND
TANNER



£275,000 Freehold

Situated in a popular cul-de-sac on the St. Peters development this semi detached house benefits from a corner plot, single garage, enclosed rear garden and driveway parking. Internal viewing is recommended to appreciate this property.

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 3  1  1 EPC C

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DESCRIPTION

St Peters is a popular residential area on the western side of Shepton Mallet. This property offers good sized accommodation in a quiet corner position and presented in good order.

A double glazed entrance door located at the front of the property leads into the entrance hall with staircase rising to the first floor and door to the good sized sitting room which enjoys an open outlook to the front. Adjoining this room is the good sized kitchen / dining room with an extensive range of base, drawer and wall units and work surfaces incorporating a single drainer sink unit, gas hob, single oven, microwave, dishwasher and washing machine. There is ample space for dining table and chairs as well as a freestanding fridge / freezer. French doors give access to the rear garden.

On the first floor, the landing has doors to all rooms, a built in airing cupboard with hot water tank and a hatch to the roof space. There are three bedrooms - two double and a good sized single. The master bedroom has built in double wardrobe with mirror fronted doors. Bedroom two has a double open casement wardrobe with voile curtains. Completing the accommodation is the family bathroom. This is fitted with a modern suite of "P" shaped panel enclosed bath with shower and screen, low level wc and wash hand basin set into vanity cabinets.

OUTSIDE

A driveway provides off road parking and gives access to the single garage which has an up and over door, power, light and roof storage space. Steps leads down to the front entrance door and garden which is laid to lawn, a paved area with a timber bin store and gate to the rear garden. This fully enclosed garden is landscaped with a paved terrace, ideal for entertaining; two ornamental steps lead to a second paved terrace and the "lawn" created from artificial grass. There is a covered decked area which has been used to house a hot tub.

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 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 the Cooper and Tanner office proceed along Commercial Road. Continue straight over the mini roundabout. Travel down Pike Hill and turn left just opposite The Horseshoe Public House. Follow the road upwards, along St. Peter's Road. Take the 2nd left into Allen Drive and then 1st right into Beech Avenue. Take 1st left into the cul de sac where the property will be seen in front of you to the left.





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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