

3 Cornhill Terrace,

Shepton Mallet, BA4 5LN

COOPER
AND
TANNER



£245,000 Freehold

A very well-presented three-storey town house, conveniently situated for the facilities of the town. The property includes three bedrooms, a master bedroom with an ensuite cloakroom, parking for two cars, and an enclosed garden and courtyard.

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 3  1  1 EPC C

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DESCRIPTION

The property has recently undergone a program of refurbishment to include new kitchen, new bathroom, new floor coverings and complete decoration throughout. Offering first time buyers an ideal purchase, as well as being a great buy-to-let opportunity.

Enter the property from the front, into the spacious sitting / dining room, with double glazed window to the front, door and staircase to the first floor and door to the adjoining kitchen / diner. Overlooking the rear courtyard the kitchen has been newly fitted with a range of matching base, drawer and wall units incorporating single drainer sink unit, integrated microwave, canopy, ceramic hob, oven, washing machine and breakfast bar. In addition, there is a double glazed window and an understairs cupboard.

On the first floor, the good sized master bedroom has an ensuite cloakroom with low level wc and wash hand basin. Also on this floor is the family bathroom which has been upgraded with a new white bathroom suite comprising panel enclosed bath with shower and screen, low level wc set into vanity cabinets with moulded sink and top. From the landing, a double glazed door leads to the external staircase and the enclosed courtyard. At the opposite end of the landing, a further staircase then leads up to the second floor, where there are two very well-proportioned bedrooms; one a double bedroom and a good sized third bedroom, both with rooflights. The landings are light and airy.

OUTSIDE

The front garden is laid mainly to lawn edged with well stocked flower borders with a path leading to the front entrance door and continuing to the side of the property where steps and pedestrian gate leads into the enclosed rear courtyard.

This fully enclosed space is also accessed from the first floor landing via the external metal staircase. Fully paved for low maintenance and creating a very private outdoor space.

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.

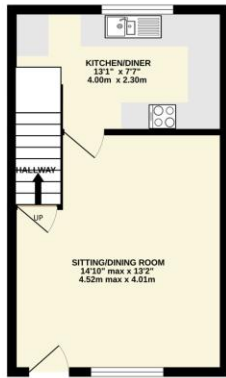
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout. Turn right onto Rectory Road and take the 2nd right into The Batch. Follow this road to the left, into Peter Street and drop down into Leg Square. Bear left into Garston Street, where the property will be seen a short distance along on the right hand side.

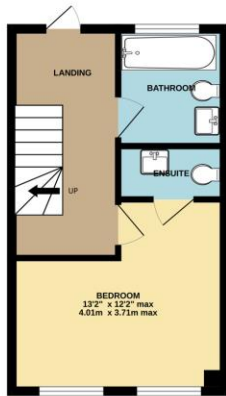




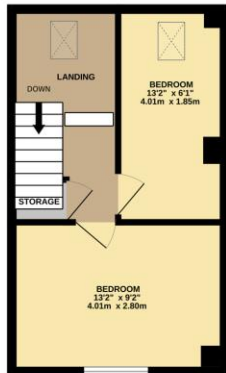
GROUND FLOOR



1ST FLOOR



2ND 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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