

# 2 Walnut Grove,

Shepton Mallet, BA4 4HX

COOPER  
AND  
TANNER



**£269,950 Freehold**

Situated in a quiet pedestrianised location, this terraced property offers master with ensuite, downstairs cloakroom, open plan living space, enclosed rear garden, garage and parking. Viewing recommended as offered with no onward chain.

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## DESCRIPTION

A terraced three bedroom property forming part of Tadley Acres with low maintenance garden, garage and parking. The property also benefits from a new Vaillant gas boiler with 7 year guarantee.

Approached from the pedestrian path through the double glazed front entrance door into a good sized entrance hall with staircase rising to the first floor, an understairs storage area ideal for coats and shoes, and doors to principle rooms. The downstairs cloakroom is fitted with a modern white suite of low level wc and pedestal wash hand basin. Located to the front of the property, the sitting room has a pebble effect ornamental fire surround. A large opening leads into the dining room which has double glazed French doors to the garden, from here a pathway leads to the parking space useful for unloading and day to day convenience, and in turn links into the kitchen which is fitted with an extensive range of matching base, drawer and wall units and work surfaces incorporating a single drainer sink unit, gas hob, oven, cooker hood, space and plumbing for washing machine and dishwasher. There is also space for a free standing fridge / freezer. A door leads back into the entrance hall. The open plan feel to the ground floor accommodation is ideal for modern day / family living.

On the first floor the accommodation comprises three bedrooms. The master bedroom has a built in double wardrobe and an ensuite shower room, fitted with a white suite of low level wc, pedestal wash hand basin and shower cubicle. The family bathroom comprises a modern white suite of low level wc, wash hand basin and panel enclosed bath with mixer tap shower attachment. There is also access to the airing cupboard.

## OUTSIDE

The rear garden is fully enclosed with a mix of wall and fencing and comprises a paved patio, decked seating area, raised flower bed and artificial lawn. Steps lead to a pedestrian gate accessing the parking and garage.

The garage has power, light, roof storage space, pedestrian door to side and up and over door to the front. There is parking for one car to the side of the garage.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C.

## LOCATION

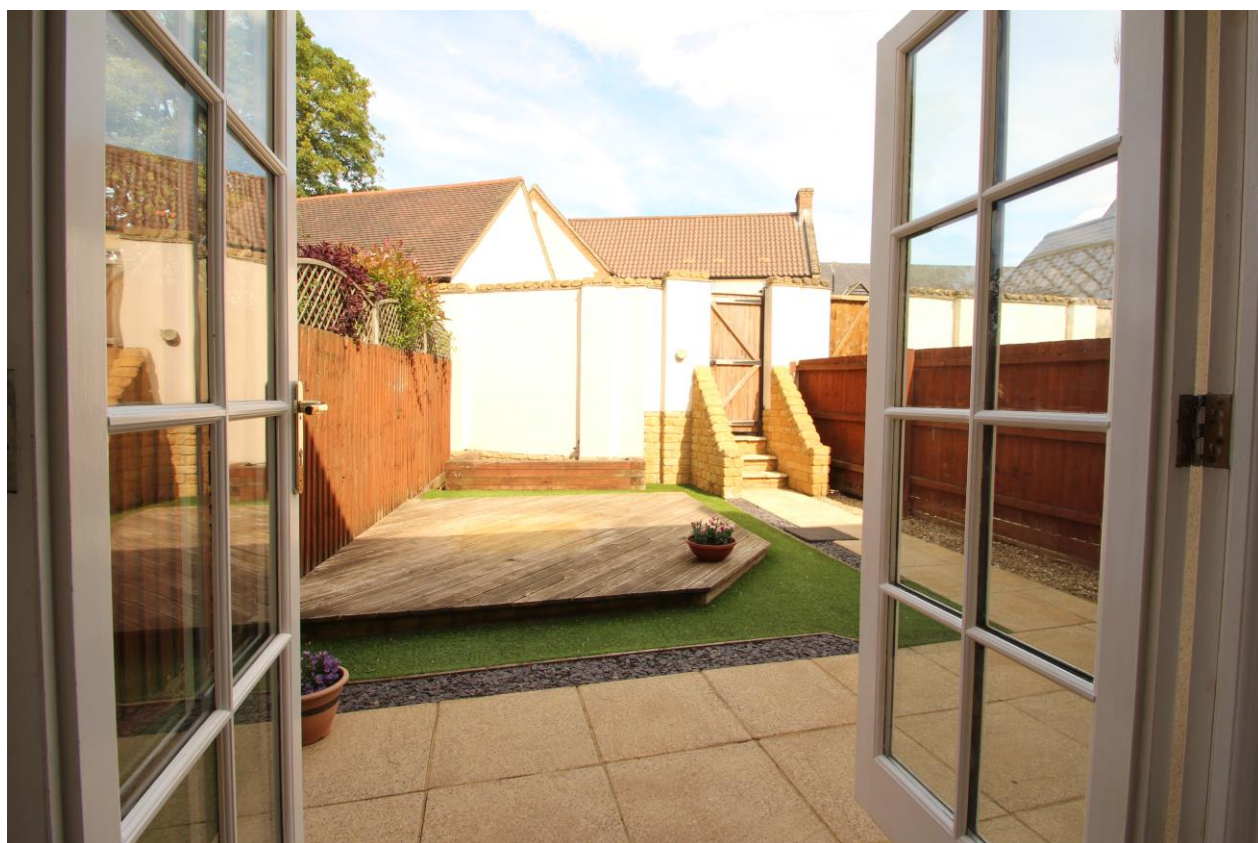
The historic market town of Shepton Mallet is situated close to the centres of Frome and the city of Wells. The larger centres of Bristol and Bath are also within easy travelling distance. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is approximately six miles.

## DIRECTIONS

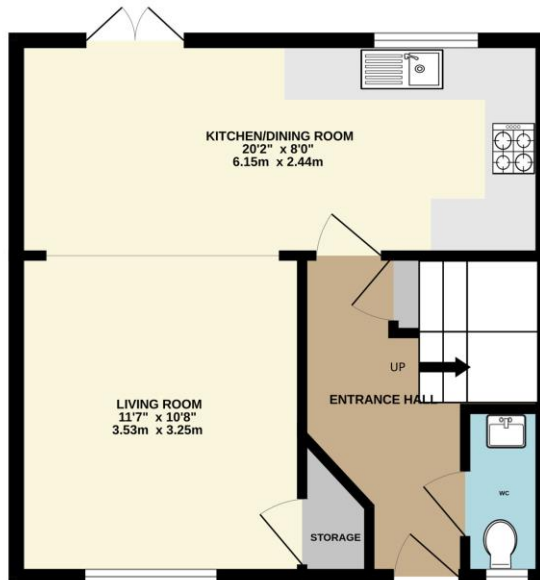
Leave the Cooper and Tanner office, in a southerly direction onto Cannards Grave Road. Follow the road around the sharp left hand bend past the doctor's surgery. Turn left into Little Brooks Lane. Take the 3<sup>rd</sup> left turning into Walnut Grove. The property will be found just along the pedestrian footpath on the left hand side.



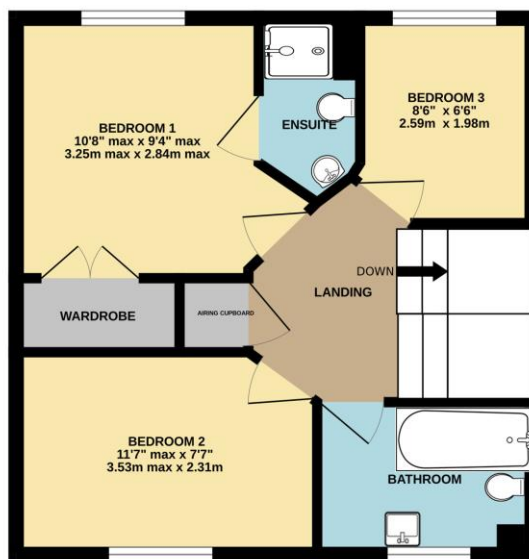




## GROUND FLOOR



## 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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