

32 Walnut Grove,

Shepton Mallet, BA4 4HX

COOPER
AND
TANNER



£498,000 Freehold

A particularly spacious detached family house with a separate self contained annexe, ideal for those purchasers looking for multi generation living. Conveniently located in a quiet cul de sac of the Tadley Acres development.

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DESCRIPTION

Located in a small tucked away cul de sac, this property is ideal for those purchasers looking for versatile accommodation for large families and / or multi generation living. The main house is a detached 4 bedroom property with a spacious self contained annexe next door.

The main house is entered into a spacious entrance hall which provides the staircase rising to the first floor and doors to the principal rooms, including the downstairs cloakroom which is fitted with a modern suite of low level wc and wash hand basin. The triple aspect sitting room (currently used as a sitting /dining room) has windows to front and side as well as French doors overlooking the enclosed walled rear garden. Across the hall, is the formal dining room, a multi purpose space, currently used as an office / games room. Adjoining this room is the kitchen / diner, which is newly fitted with a modern range of units, incorporating under unit lighting, single drainer sink unit, base, drawer and wall units, work surfaces, integrated AEG induction hob, Bosch single oven, Bosch microwave, Bosch dishwasher, and breakfast bar. An open arch then leads into the utility room, which has matching units, plumbing for washing machine and integrated fridge / freezer. There is a large understairs cupboard and access to the rear garden.

On the first floor, the Master bedroom has a built in double wardrobe and a modern ensuite shower room. There are three further bedrooms as well as a cupboard on the landing.

The **self contained annexe** offering good sized double bedroom accommodation, is accessed through its own private door located to the side of the garage door. From the entrance lobby, a staircase rises to the first floor landing, where a door leads into the fitted kitchen. Adjoining this room is the spacious sitting / dining room with door to the shower room. The bedroom is located at the end of the hallway.

OUTSIDE

There is a single garage with parking for several vehicles in front, which has up and over door, power and light connected. A door to the side leads to the self contained annexe. There is also direct access into the enclosed private garden which is designed for low maintenance with artificial grass and a paved terrace.

AGENT'S NOTE

The self contained annexe is subject to Council Tax Band A. If empty or occupied by a member of the main house family a 50% discount is applicable. The electric is on a separate meter, water metered with the main house. The current owners currently achieve a yearly income of approx. £2300 from the solar panel. (15 years still to run on a Government backed tariff).

ADDITIONAL INFORMATION

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

LOCATION

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

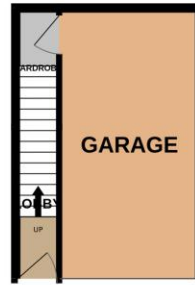
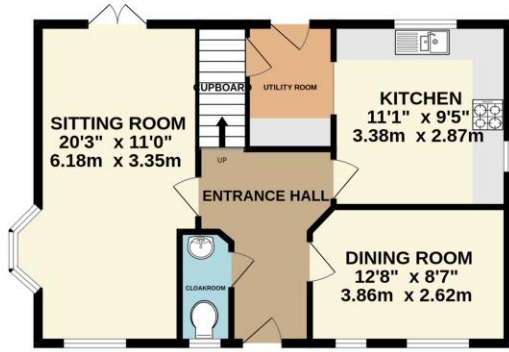
DIRECTIONS

From the Cooper and Tanner office, proceed east along the A361. At the traffic lights, turn right onto the A37 (Whitstone Road). Take the 2nd turning on the right into Hobbs Road. Take the 2nd turning on the right again into Sherring Road. Follow this road around to the right and take the 1st right into Walnut Grove. Proceed to the end of the cul de sac where the property will be seen set back on the left hand side.

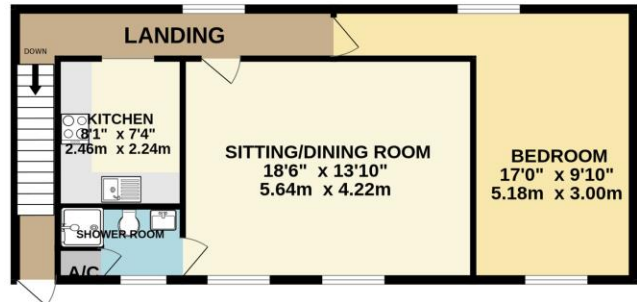
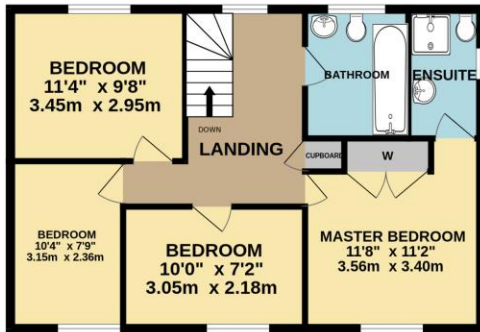




GROUND FLOOR



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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SHEPTON MALLET OFFICE
Telephone 01749 372200
32 High Street, Somerset, BA4 5AS
sheptonmallet@cooperandtanner.co.uk



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