

The Coach House,

Great Ostry, Shepton Mallet, BA4 5TT



£235,000 Freehold

An individual end of terrace stone built house recently refurbished by the current owner offering deceptive accommodation presented in good order throughout with walled courtyard garden / parking.

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 3  1  1 EPC C

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DESCRIPTION

Double wooden gates accessed via Great Ostry car park opens into a walled courtyard which is gravelled to provide an enclosed seating area of off road parking.

A door from the courtyard leads into the property and directly into the sitting/dining room. A generous dual aspect reception room, the sitting room then has two openings, one into the kitchen and another with staircase rising to the first floor. The kitchen is newly fitted with a modern range of matching units and worksurfaces incorporating a single drainer sink unit, oven, gas hob, canopy, plumbing for washing machine and space for free standing fridge / freezer. The boiler for the gas heating is also located in the kitchen.

On the first floor there is a central landing with doors to all rooms. The Master bedroom is a particularly well proportioned room with excellent head height and incorporates windows to each side, including a decorative stained glass window. Adjoining, there is an fitted ensuite shower room with shower cubicle, low level wc and wash hand basin. Across the landing, there are two further bedrooms and a family shower room, newly fitted with a twin walk in shower cubicle, pedestal wash hand basin and low level wc.

Council Tax Band C

OUTSIDE

Tucked away within the centre of Shepton Mallet and an easy walk of the local shops and amenities, double wooden gates (accessed via Great Ostry car park), open into the walled courtyard which faces west, and enjoys plenty of sunshine. This good sized private out door space could be used as either a courtyard garden or off road parking

AGENT'S NOTE

This property has a flying freehold.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected.

LOCATION

The historic market town of Shepton Mallet offers a range of facilities including a selection of supermarkets, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and is located within travelling distance of Wells, Frome, Bristol, Bath and Castley Cary with its mainline station to Paddington London.

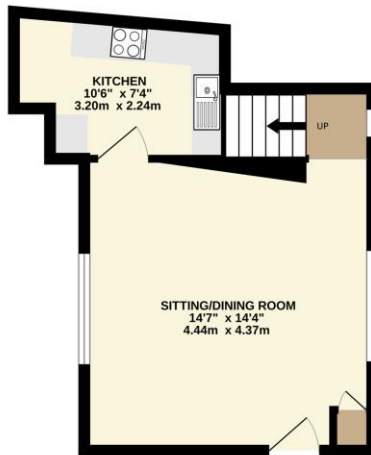
DIRECTIONS

From the Cooper and Tanner office, it is easier to proceed on foot. Cross over the traffic lights into the Northern part of the High Street. As you approach the Market Place, turn left into Great Ostry. Continue until reaching the car park. Follow the road around to the right. The property will be seen directly in front of you.

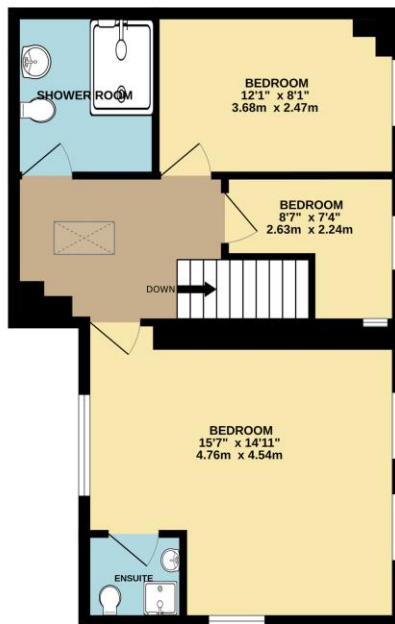




GROUND FLOOR



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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