

Nightingale Grove

Shepton Mallet, BA4 5PZ

COOPER
AND
TANNER



£450,000 Freehold

Situated on the edge of Tadley Acres a detached house set within a particularly private plot with open outlook to the front, ample gated parking leading to garage. The accommodation includes master bedroom with ensuite shower room, double glazed conservatory utility and downstairs cloakroom

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 4  2  2 EPC C

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DESCRIPTION

This double fronted house offers good sized accommodation with laminate and tiled floors throughout the ground floor. An entrance hall has staircase to the first floor, an understairs cupboard and doors to the principal rooms. The sitting room has a modern wall mounted electric fire and french doors leading into the double glazed conservatory. Across the hall is the dining room. There is a modern fitted cloakroom. The kitchen is fitted with a range of units incorporating a range cooker, canopy, plumbing for dishwasher, space for fridge / freezer and space for a small table and chairs. The utility room also has a fitted units, plumbing for washing machine, gas boiler, cooker hood and a door to the side path.

On the first floor, the landing gives access to all rooms and a built in airing cupboard. The master bedroom enjoys an ensuite shower room comprising a low level wc and wash hand basin inset into vanity units, shower cubicle and a heated towel rail. There are three further bedrooms, two doubles and a good size single. The family bathroom has panel enclosed bath with shower and screen, low level wc and wash hand basin inset into vanity units.

The property has a gas heating system and partial triple glazing.

OUTSIDE

Double gates lead into the private driveway providing parking for several vehicles as well as giving access to the detached garage with 'up and over' door at the front, a side door to the garden, light, power and a storage area. The garden is enclosed to all sides and designed for low maintenance. There is a "party room" housing the hot tub and bar, which could have a variety of uses for the new owners.

LOCATION

The market town of Shepton Mallet is located close to the cities of Wells, Bristol, Bath as well as Castle Cary with its mainline station to London Paddington. The town offers a range of local amenities and shopping facilities including a range of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors, and a Grade I Listed church.

DIRECTIONS

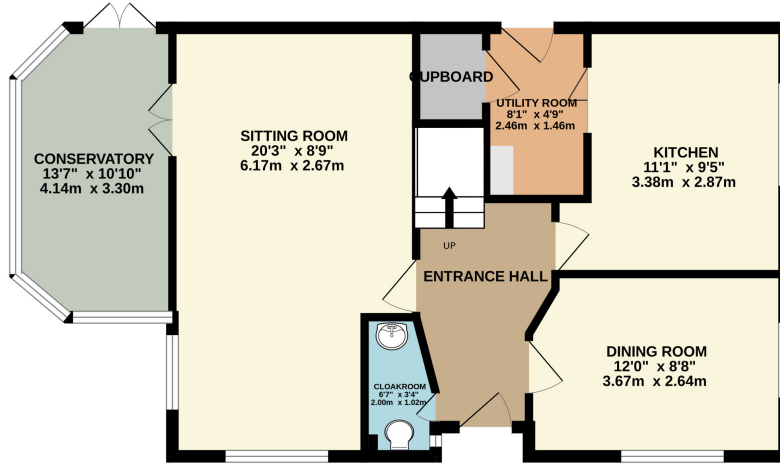
Leave the office heading east along Charlton Road. At the traffic lights turn right onto the A37 (Whitstone Road). Take the next right hand turn into Webber Road. Take the 1st right turning into Coopers Mead. Follow the road to the left. The property will be seen on the right hand side.

COUNCIL TAX BAND D AND FREEHOLD

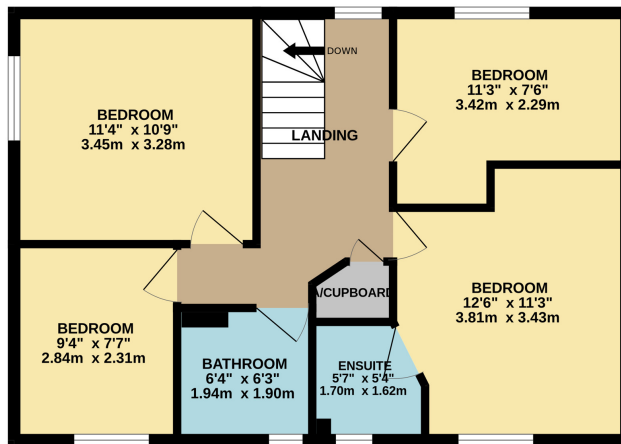




GROUND FLOOR



1ST FLOOR



NIGHTINGALE GROVE

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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