

# Maxwell Road

Shepton Mallet, BA4 5RF

COOPER  
AND  
TANNER



**£290,000 Freehold**

A mature semi detached three bedroom house offering good sized accommodation in a quiet residential area within walking distance of a "traditional corner shop" and the town's amenities. The property benefits from off road parking, large rear garden, double glazing and a gas fired heating system.

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 3  1  1 EPC TBC

## £290,000 Freehold

### DESCRIPTION

The property is entered into the entrance hall which has staircase rising to the first floor with understairs cupboard, door to the kitchen / dining room and door to the spacious sitting room. This room has double glazed window to front and french doors to the rear garden. The chimney is still in situ for those who may like to install a wood burner or have an open fireplace. The kitchen / dining room is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit with work surfaces, space for a freestanding gas range cooker, table and chairs. There is a newly fitted wall mounted gas boiler and double glazed door to the rear garden.

On the first floor there is a split landing serving the three generous sized bedrooms and the family bathroom. The main bedroom is at the front of the property with two double glazed windows and built in cupboard, the 2nd double bedroom is located across the landing. The good sized third bedroom has floor to ceiling wardrobes with sliding doors two of which are mirror front and a further double built in cupboard. Completing the accommodation is the family bathroom with a white suite of panel enclosed bath with shower over.

### OUTSIDE

Set back from the pavement the garden is laid to lawn and a surfaced driveway providing parking for two cars. The large enclosed rear garden is mainly laid to lawn with gravelled and paved seating areas. A paved path leads to the bottom of the garden where there is a raised flower bed and timber shed.

### LOCATION

The property is close to a traditional corner shop and bus route into the centre of the town, although the range of local amenities and shopping facilities including a range of supermarkets are within walking distance. The town is within travelling distance of Wells, Frome, Street, Bristol and Bath. For those travelling to London Castle Cary has a mainline station to Paddington London.

### DIRECTIONS

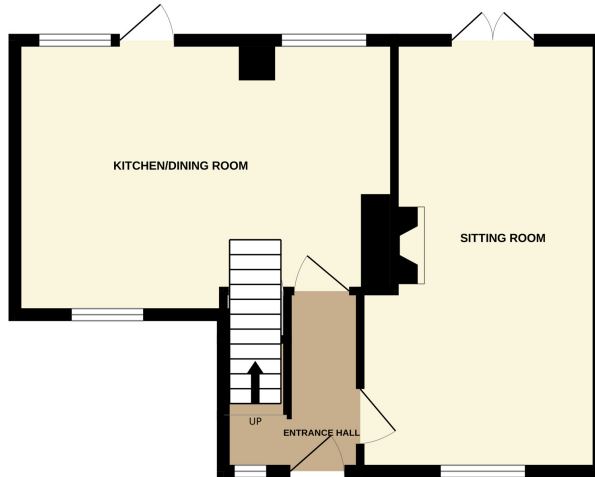
From the office proceed South along the High Street. At the mini roundabout continue into Cannards Grave Road. On the sharp left hand bend turn right into Compton Road. Continue along the length of this road, and as it widens turn right into Westway Lane. Maxwell Road is the first turning on the left. The property will be seen a short distance along on the left hand side.

### COUNCIL TAX BAND C AND FREEHOLD

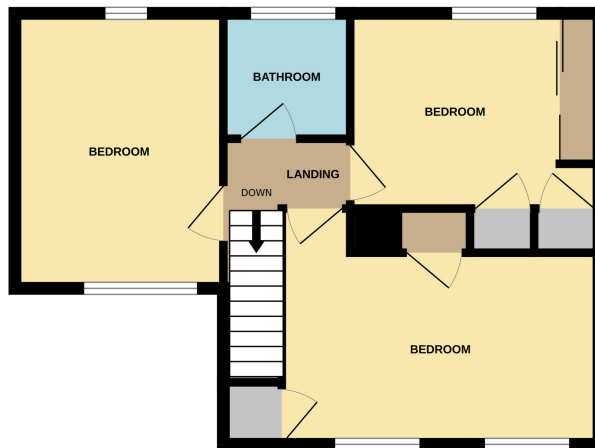




GROUND FLOOR



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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