

# 8 West Shepton,

Shepton Mallet, BA4 5EB

COOPER  
AND  
TANNER



£199,995 Freehold

This double fronted mid terrace cottage offers deceptively spacious accommodation presented in good order throughout and comprises 3 bedrooms, first floor bathroom, enclosed south facing rear garden, gas heating and double glazing. Viewing recommended as offered with no onward chain.

# 8 West Shepton, Shepton Mallet, BA4 5EB

 3  1  1 EPC E

---

**£199,995 Freehold**

## DESCRIPTION

The double glazed front door leads from the pavement straight into the sitting / dining room with two double glazed windows to the front and one double glazed window to the rear. The focal point of this room is the feature fireplace with brick arch which has an inset wood burner on a raised hearth. A staircase rises to the first floor and a door leads into the kitchen / breakfast room. Located to the rear and fitted with a range of modern base and wall units incorporating a single drainer sink unit and work surfaces. There is space and plumbing for washing machine, electric cooker point, space for fridge / freezer and a built in cupboard. Double glazed door and window to the enclosed rear garden.

On the first floor the landing gives access to the two main bedrooms; one double and a good sized single, a modern bathroom and the staircase rising to the attic room. The bathroom is fitted with a white suite of panel enclosed bath with mixer tap shower attachment, low level wc and pedestal wash basin.

The attic room is a good size with radiator and double glazed window to the rear and has a variety of uses.

## OUTSIDE

The property is accessed directly from the pavement and has a south facing rear garden which is fully enclosed with a seating area, timber steps leading up to the terrace which is laid to lawn edged by a natural stone wall raised flower border.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band B. We are required under the Estate Agents Act 1979, and the Provision of Information Regulation 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by that act.

## LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities to include a range of supermarkets and independent shops. The town is well placed for travelling to the centres of Wells, Bristol, Bath and Castle Cary with its mainline station to Paddington London.

## DIRECTIONS

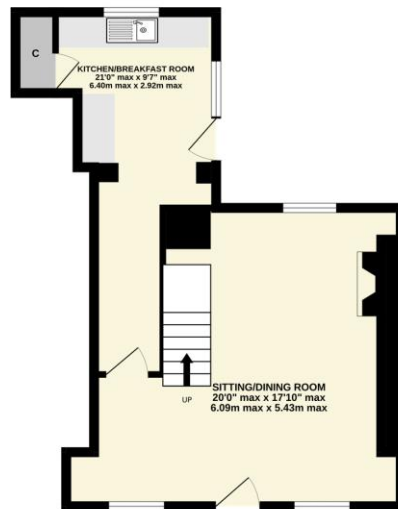
From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout and turn left. At the roundabout turn right into West Shepton. The property will be seen on the left hand side just before the turning into Summerleaze Park, and opposite the right turning into Westfield.







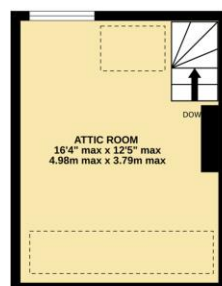
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

[sheptonmalletcooperandtanner.co.uk](http://sheptonmalletcooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket