

# 59 Bishop Crescent,

Shepton Mallet, BA4 5XX

COOPER  
AND  
TANNER



£435,000 Freehold

Situated in a small cul-de-sac on the St. Peters development this detached house benefits from an integral garage, enclosed rear garden, and driveway parking. Viewing recommended as offered with no onward chain.

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 4  1  1 EPC C

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## £435,000 Freehold

### DESCRIPTION

St Peters is a popular residential area located on the western edge of the town. This property offers good sized accommodation and is presented in good order.

Approached from the side, a double glazed entrance door leads into the entrance hall with staircase rising to the first floor, doors to principal rooms and a personal door to the garage. Located to the front, the sitting room has an ornamental fireplace, surround mantel and hearth with inset electric fire and a large double glazed window. Across the hall, is the downstairs cloakroom fitted with a white suite of wash hand basin and low level wc. The kitchen / dining room is located to the rear of the property and enjoys views over the garden. The kitchen area is fitted with an extensive range of base, drawer and wall units incorporating a single drainer sink unit and work surfaces, an integrated double oven, ceramic hob and cooker hood. There is space and plumbing for washing machine and dishwasher. The dining area offers space for table and chairs and has patio doors to the garden

On the first floor, the landing has doors to all rooms, a hatch to the roof space and an airing cupboard with gas boiler. The four good sized bedrooms – three with fitted floor to ceiling wardrobes, (one of the double bedrooms is currently used as a dressing room). Completing the accommodation is the family bathroom, which is fitted with a matching white suite of panel enclosed bath with shower and screen, low level wc and 1 wash hand basin set into vanity unit.

### OUTSIDE

A driveway provides parking and gives access to the garage with up and over door, power, light and personal door to the entrance hall. The garden is laid to lawn with ground covering plants. A pathway leads around the side of the property to the entrance door. There is further gated access into the rear garden, which has paved seating edged by low walling and lawn edged with stocked borders. There is a timber shed.

### ADDITIONAL INFORMATION

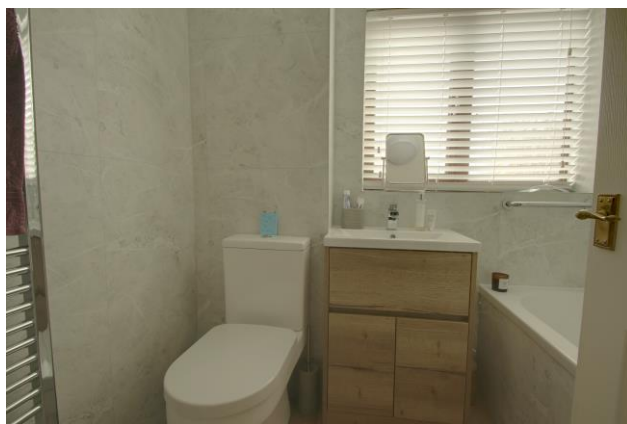
Gas fired heating. All mains' services are connected. Council Tax Band D.

### LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome 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. Turn left onto Old Market Road. At Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4<sup>th</sup> turning on the right into Old Wells Road. Take the 2<sup>nd</sup> right into St Peters Road. Bishop Crescent is the first turning on the left. Follow the road around to the right and keep right. The property is the last house on the left hand side, before reaching the turning hammer.



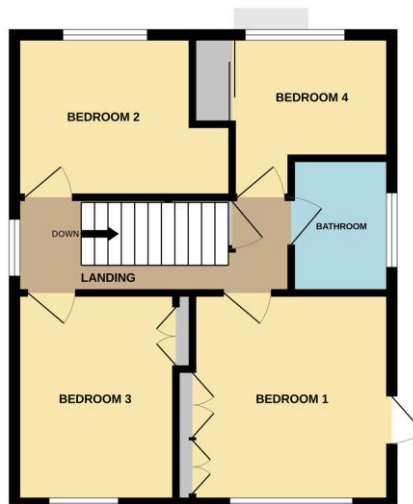




# GROUND FLOOR



# 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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