

# 25 Bishop Crescent,

Shepton Mallet, BA4 5XX

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## Offers in Excess of £400,000 Freehold

Situated on the edge of the town and extended to create a separate annexe, which would be ideal to accommodate a family member or attract an income, this link detached house has three bedrooms, modern family bathroom on the first floor and laundry / wet room on the ground floor. Internal viewing is recommended.

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 4  1  3 EPC C

## Offers in Excess of £400,000 Freehold

### DESCRIPTION

Enter the property through a double glazed door into the entrance porch where a further door leads into the "L" shaped entrance hall. From here a door and staircase leads to the annex. The laundry/wet room is fitted with a walk in shower, modern white low level wc with concealed cistern and wash hand basin set on vanity unit. Sliding doors reveal the laundry area where there is space and plumbing for washing machine and tumble dryer. There is under floor heating, decorative lighting to the ceiling and plinth. The kitchen is fitted with an extensive range of base, drawer and wall units incorporating double bowl sink unit and work surfaces, built in oven, gas hob, canopy and integrated dishwasher. There is a double glazed window to the front with plantation blinds and personal door to garage. Across the hall, the super sized family sitting / dining has underfloor heating, French doors to the rear garden, and wood burner. On the first floor, the master bedroom is located to the rear and is fitted with a range of units incorporating single and double wardrobes and bridging units. Adjoining this room is bedroom three (single). Also on this floor is bedroom two (double) with built in cupboard and the family bathroom with freestanding white slipper style bath with waterfall tap, wash hand basin and low-level wc set into cabinets.

### THE ANNEXE

A separate door and staircase leads to the first floor where there is a light and airy open plan studio style accommodation with vaulted ceiling. The kitchen area is fitted with a single drainer sink unit and work surfaces incorporating a two ring ceramic hob, oven, extractor hood, plumbing for washing machine, space for under counter fridge and breakfast bar. A door leads into the ensuite shower room with low level wc, wash hand basin in vanity unit and twin shower cubicle.

### OUTSIDE

The front is gravelled to provide driveway parking for three vehicles and to give access to the attached garage which has been boarded and plastered with power and light connected. This space could be incorporated into the main accommodation if required. The rear garden is designed for low maintenance with paving and decking. There is a large timber workshop/studio with power, light and water. The garden is south facing and has a pedestrian gate into Bowlsh Lane (footpath).

### ADDITIONAL INFORMATION

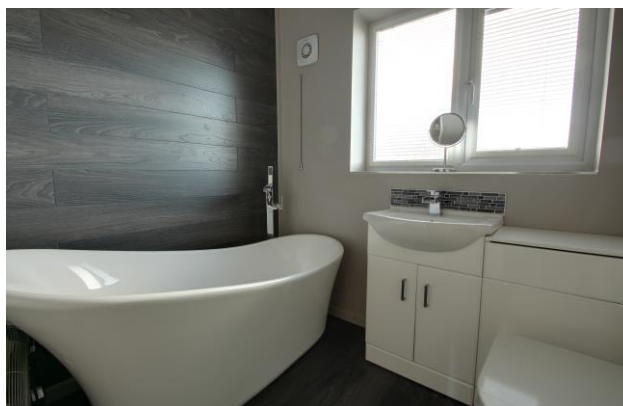
Gas fired heating. Under floor heating. All mains' services are connected. Council Tax Band C.

### 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. Bristol Airport is also within commuting distance.

### DIRECTIONS

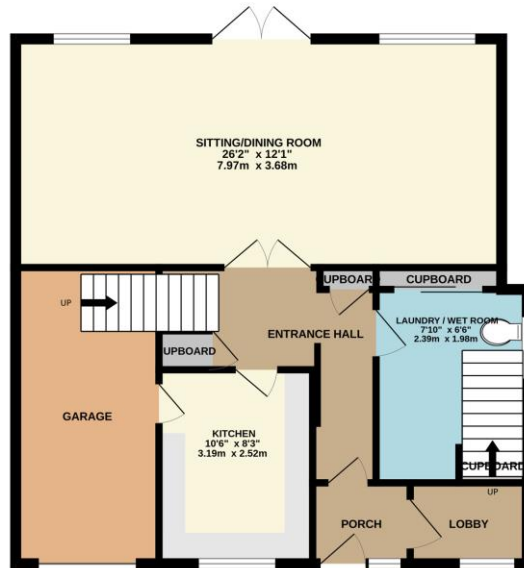
From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4<sup>th</sup> turning on the right into Old Wells Road. Take the 2<sup>nd</sup> right into St Peters Road. Bishop Crescent is the first turning on the left. Follow the road around. And take the second left. The property is the last house on the left.



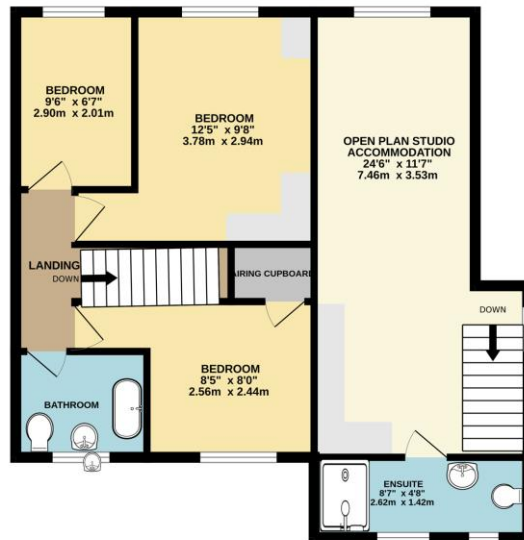




GROUND FLOOR



1ST FLOOR



BISHOP CRESCENT, SHEPTON MALLET, BA4 5XX

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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