

Whitstone Rise

Shepton Mallet, BA4 5QB

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£380,000 Freehold

Situated in a popular residential area this extended semi detached house offers good sized accommodation with enclosed garden, integral garage and driveway parking.

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 4  2  2 EPC TBC

£380,000 Freehold

DESCRIPTION

Situated in a popular residential area this extended semi detached house offers good sized accommodation with enclosed garden, integral garage and driveway parking. Extended by the current owners the property offers good sized accommodation presented in good order throughout with gas heating and double glazing. The double glazed entrance door leads into a spacious entrance hall with staircase rising to the first floor, door to the sitting room and door to the kitchen fitted with an extensive range of units incorporating double oven, ceramic hob, canopy, dishwasher and breakfast bar. Double glazed doors open to the rear garden. A separate door leads to the utility room with wall mounted boiler and doors to outside, downstairs cloakroom and the garage. Also accessed from the kitchen is the dining / family room with french doors to rear garden. To the first floor the master bedroom has a modern ensuite shower room and a fitted range of units, two further double bedrooms - one with built in wardrobes, a good sized single bedroom with storage and the family bathroom.

OUTSIDE

The front of the property provides parking for several cars and gives access to the single garage which has power, light and connecting door to the utility room. The rear garden is enclosed with a side path leading to the front. The garden has been well maintained by the current owners to include an area of lawn edged by borders, a paved terraced and raised decked seating area. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

LOCATION

The historic market town of Shepton Mallet offers a range of shopping facilities including a range of amenities. The cities of Wells, Bristol and Bath are all within travelling distance. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

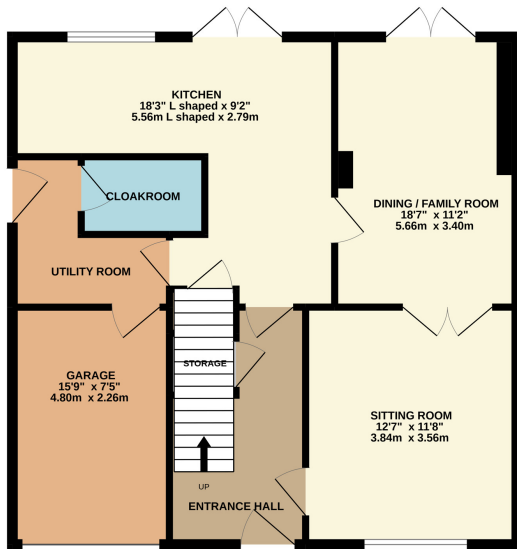
DIRECTIONS

From the High Street office, proceed into Paul Street and on into Charlton Road, past Whitstone School and the Leisure Centre. At the traffic lights turn right into Whitstone Road (A37). Travel along the full length of the road and take the turning on the left into Whitstone Rise. Follow the road around to the left where the property will be seen on the left.

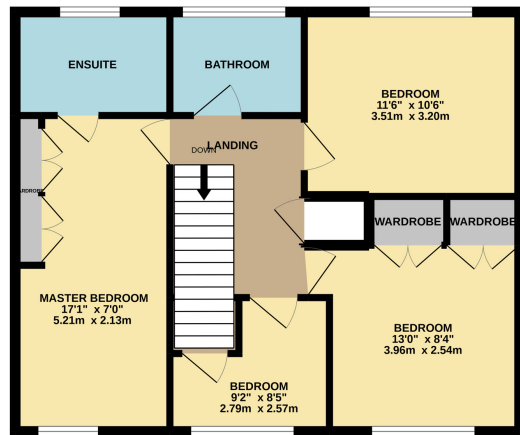




GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 sq.m.) approx.

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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