

# 16 Duchy Road, Shepton Mallet, BA4 5TJ



**£238,000 Freehold**

This mature mid terrace house offers well proportioned accommodation presented in good order with downstairs cloakroom, off road parking and enclosed rear garden. Viewing recommended as offered with no onward chain.

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## £238,000 Freehold

### DESCRIPTION

The property lies within a quiet area, within walking distance of a bus route, traditional corner shop and the town's main facilities.

Located to the front a storm porch and double glazed door leads into the central entrance hall, which incorporates the staircase rising to the first floor and doors to principal rooms. The good sized sitting room with window to the front has been divided to create a separate dining room. There is a fireplace and hearth which could be opened up for the installation of a wood burner. From the dining room a door leads into the kitchen / dining room. The spacious room is fitted with a range of base, wall, drawer and glazed units incorporating a single drainer sink unit and work surfaces. There is a free standing electric cooker, canopy, plumbing for washing machine, space for free standing fridge / freezer, and understairs cupboard and space for table and chairs. A door leads into the entrance hall, a further door gives access to the downstairs cloakroom fitted with a suite of low level wc operated on a saniflo system and wash hand basin. A double glazed door leads out to the rear garden.

On the first floor, the split landing gives access to the three bedrooms – two doubles and a good sized single. The main bedroom located to the front has a built in cupboard; the double bedroom to the rear has two built in cupboards, one housing the gas combi boiler providing the radiator heating and hot water. The bathroom is fitted with a coloured suite of low level wc, pedestal wash hand basin and panel enclosed bath.

The property benefits from a gas radiator heating system and double glazing.

### OUTSIDE

The front provides off road parking for two cars and has an attractive flower bed containing lavender plants. The rear garden has been designed for low maintenance with paved and gravelled seating areas. There is a specimen tree encircled by a small lawn. Enclosed by walling with a wrought iron gate leading to the shared path giving rear access.

### ADDITIONAL INFORMATION

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

### LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, doctors, dentists, chemist, optician, a range of coffee shops, craft shop and a hardware store. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington.

### DIRECTIONS

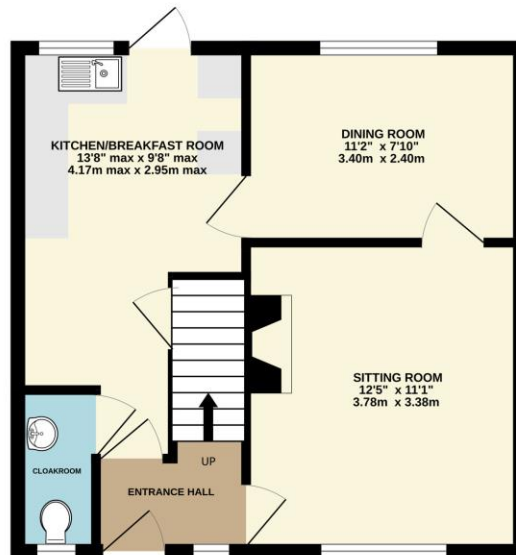
From the Cooper and Tanner office, proceed to the southern end of the High Street. Continue straight across the roundabout into Cannard's Grave Road. Take the first turning on the right into Compton Road, and first right again into Kingsland Road. Follow the road around to the left and then right past the green on the right. Duchy Road is the next turning on the right. The property will be seen in the cul de sac to the left, a few doors down on the right.



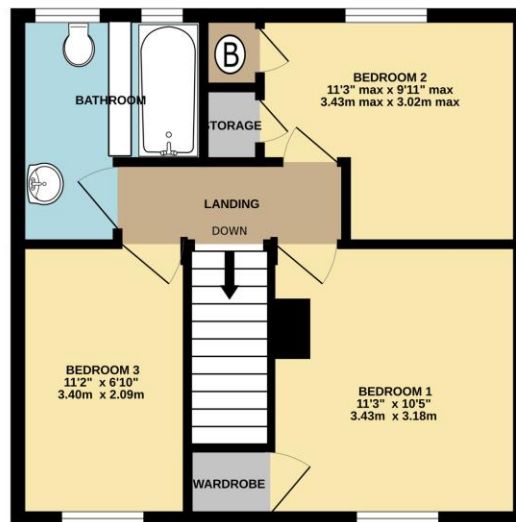




## GROUND FLOOR



## 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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