

# 1 Kings Cottages, Shepton Mallet, BA4 5LN



£175,000 Freehold

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An end terrace character cottage, lovingly renovated and refurbished by the current owner to include rewiring, electric radiator heating, first floor bathroom and kitchen, and enclosed courtyard. Offered with no onward chain.

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## DESCRIPTION

A tile hung storm porch and part glazed front door leads into the sitting / dining room with window to front, cast iron open fireplace with wooden surround, mantel and raised hearth, wood effect flooring and double doors to the kitchen. The kitchen is fitted with a modern range of base and drawer units with wooden work surfaces incorporating a single drainer sink unit, there is space and plumbing for washing machine, free standing fridge / freezer and range cooker. A cupboard under the stairs houses the electric boiler. The part glazed door opens into the small courtyard. Door and stairs leads to the first floor. There is a storage cupboard within the stairwell.

On the first floor, the landing splits to give access to the master bedroom and the bathroom. There is a stained glass panel feature to the ceiling. Located to the front the master bedroom enjoys a dual aspect, with an ornate cast iron fireplace. The large bathroom is fitted within keeping of the age of the property. There is a white suite comprising wash hand basin on vanity unit, low level wc, panelled enclosed whirlpool bath and an offset quadrant shower cubicle. There are dual aspect windows, partial coloured panelling, wood effect flooring and heated towel rail.

## OUTSIDE

The property is approached through a wrought iron gate where there is a small enclosed garden area.

There is a good sized gravelled courtyard to the rear of the property which has timber gates giving pedestrian access to Leg Square. The adjoining property has a pedestrian right of way across the courtyard.

## ADDITIONAL INFORMATION

Electric boiler serving radiator heating. Mains water, electricity and drainage are connected. Council Tax Band – to be confirmed by the Local Authority as currently not rated

## 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.

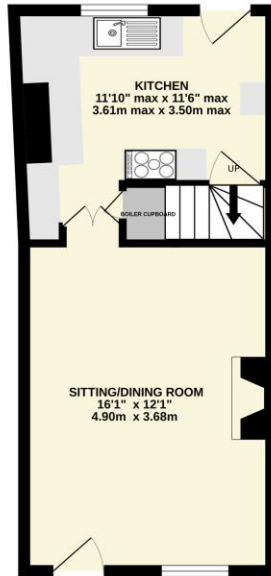
## DIRECTIONS

From our office, proceed along Commercial Road to the mini-roundabout and turn right onto Rectory Road. Take the next turning right into The Batch and follow this road to the left, into Peter Street and down into Leg Square. The property will be seen the end terrace cottage to the right hand side of the former Kings Arm Public House.

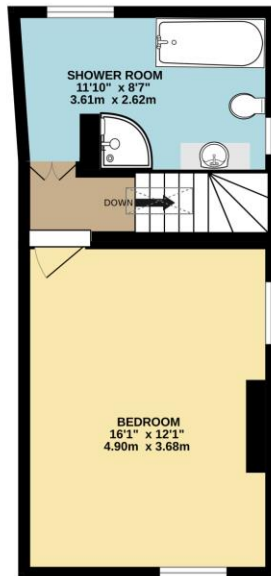




GROUND FLOOR



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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