

2 Old Silk Mill, Bowlish

Shepton Mallet, BA4 5JG

COOPER
AND
TANNER



Offers in excess of £155,000 Share of Freehold

An amazingly spacious double bedroom apartment presented in good order through with Juliet balcony and parking for one car. Internal viewing is highly recommended as offered with no onward chain.

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DESCRIPTION

Approached via a shared entrance hall and stairwell with Number 3, the private door to Number 2 is located on the first floor.

You enter the property into an entrance hall which provides a useful space for coats and shoes, and where a door leads into the inner hall. The first door on the right leads into the master bedroom, which is a good sized, double with double glazed window, radiator and an arch leading into the walk in dressing room. This amazing space has hanging rails, shelving and a further recessed storage area. Across the hall, the bathroom is fitted with a modern white suit of panel enclosed "P" shaped bath with shower and screen, low level wc and pedestal wash hand basin. The spacious sitting / dining room is located at the end of the hall and has space for dining table, chairs, sofas and occasional pieces of furniture. Double glazed doors opens to the Juliet balcony. A further door leads into the kitchen which is fitted with an extensive range of modern base, drawer and wall units with wood block work surfaces incorporating Belfast sink, breakfast bar, gas hob, oven, wall mounted gas boiler, plumbing for washing machine and dishwasher, space for free standing fridge / freezer.

The property has high ceilings, and double glazed windows.

OUTSIDE

There is parking for one car within the communal parking located to the side of the building. A glazed communal door leads into the ground floor entrance hall where a light of stairs lead to the first and second floors. Number 2 is located on the first floor.

AGENT'S NOTE

The property is Leasehold with a share of freehold.
Lease 914 years remaining
Ground Rent £25 pa
Currently no maintenance charges payable

ADDITIONAL INFORMATION

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

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.

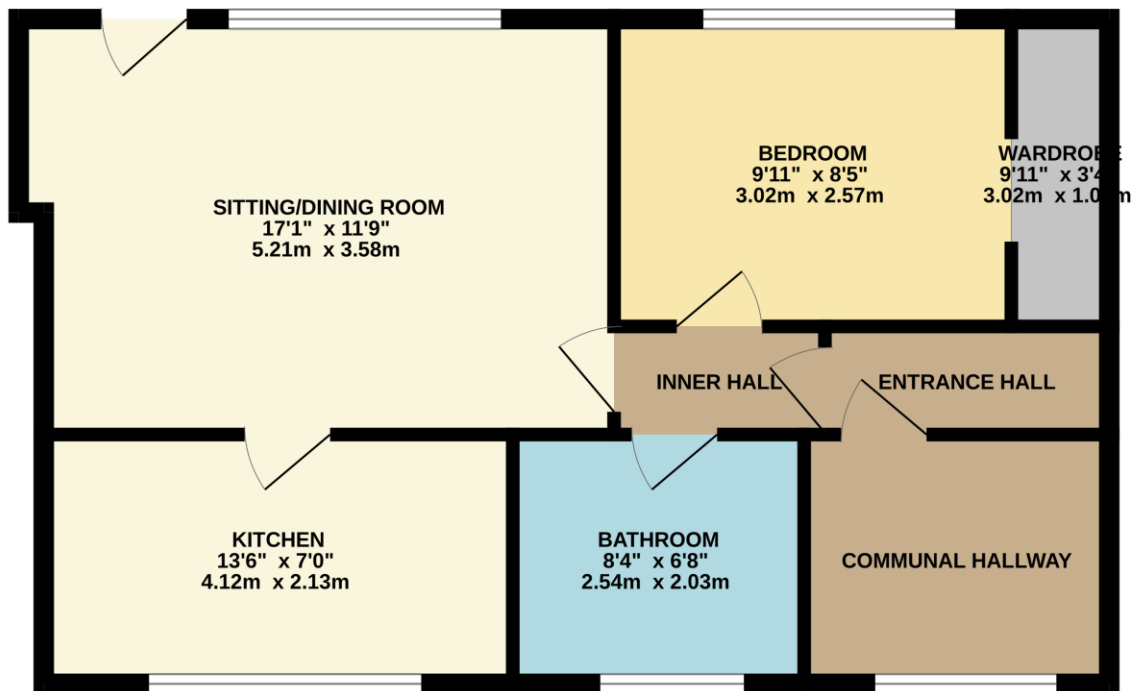
DIRECTIONS

Leave the Cooper and Tanner offices heading West along Commercial Road. Proceed straight across the mini roundabout. Continue down hill into Bowlish. Take the right turn immediately beside The Horseshoe Inn and then right again (double back on yourself). The property will be seen a short distance along on the right hand side.





GROUND 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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