

2 Draycott Road, Shepton Mallet, BA4 5HP

COOPER
AND
TANNER



£199,500 Flying Freehold

A deceptively spacious stone fronted Grade II Listed town house with accommodation arranged over three floors. The property includes three double bedrooms, sitting room with fireplace and kitchen / diner. Internal viewing is recommended to appreciate the size of accommodation on offer.

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DESCRIPTION

This Grade II Listed property lies in a conservation area, one of the older parts of the town steeped in history, yet is still close to the town's facilities.

The property is entered from the front into an entrance lobby with a multi paned glazed door leading into the sitting room. This good sized room has high ceilings, a feature fireplace with raised hearth, built in shelved recesses with base cupboards, wood effect flooring door to inner hall and door to kitchen / diner. Fitted with an extensive range of base, drawer and wall units with work surfaces incorporating a single drainer sink unit. There is a wall mounted gas boiler, plumbing and space for dishwasher, space for freestanding cooker, fridge / freezer and ample space for table and chairs. A feature of this room is the exposed brick wall and panelling. Within the inner hall, a staircase rises to the first floor and a door leads into the utility / cloakroom, with low level wc, wash hand basin, plumbing and space for washing machine and tumble drier.

On the spacious first floor landing the staircase continues to the second floor. There is a large walk in airing cupboard (potential dressing room) with light and double doors. The large family sized bathroom is fitted with panel enclosed bath with mixer tap shower attachment, low level wc, wash hand basin inset into double width vanity cupboard and a corner shower cubicle.

The second floor also has a spacious landing currently used as a computer workstation. There are three double bedrooms all with sash windows to the front.

OUTSIDE

The property is approached directly from the pavement. There is no outdoor space, however the property is situated close to "The Meadows", Collett Park and other attractive walks. There is on road parking just past the property, currently with no restrictions. Access to the town can be reached by walking upwards along Tipcote Hill. This will bring you to the north end of the pedestrianised Town Street.

ADDITIONAL INFORMATION

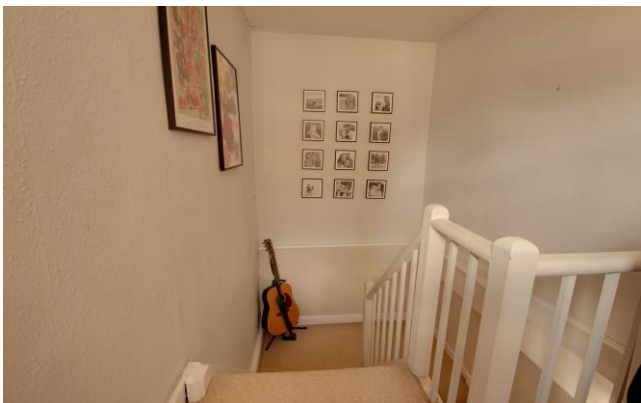
Gas fired heating. All mains' services are connected. Council Tax Band A. The property has a flying freehold with the adjoining property.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities, shopping facilities and schools. The major centres of Bristol and Bath are within commuting distance, as are the local centres of Street, Glastonbury, Wells, Frome and Castle Cary. The latter two both have mainline stations to Paddington London.

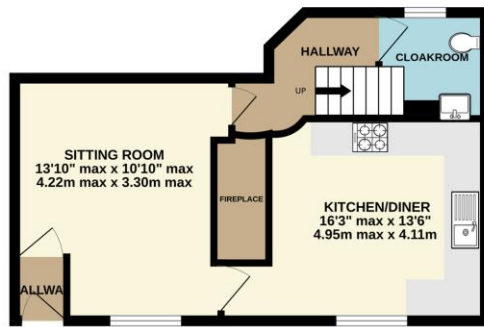
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout. Turn right onto Rectory Road and take first turning left into Zion Hill. Follow the road around to the right and travel downwards. As the road bends to the left, Draycott Road is the first road on the left, where the property will be seen on the left hand side. There is parking in the area, either further along in Draycott Road or in The Mead.

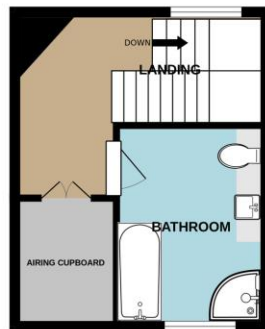




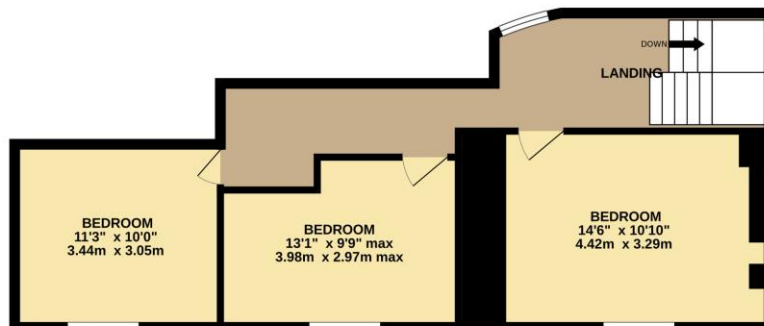
GROUND FLOOR



1ST FLOOR



2ND 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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