

# High Street

Shepton Mallet, BA4 5AQ

COOPER  
AND  
TANNER



## £119,500 Leasehold

A light and airy one bedroom top floor flat, forming part of an impressive, converted Grade II Listed building close to the town's facilities. The property has an open-plan kitchen/sitting/dining room with large arched window, modern bathroom and gated off road parking for one car.

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EPC Grade II Listed

## £119,500 Leasehold

### DESCRIPTION

The main communal entrance door and double doors lead into the communal entrance hall with staircase rising to the first floor. On the first floor landing a door leads into the lobby for Flats 3 and 7.

Number 7 has its own private door and private staircase to the second floor where a door leads into the light and airy open-plan kitchen/sitting/dining room with a large feature arch window and two skylights. The kitchen has been fitted with modern units incorporating oven, gas hob, canopy, fridge, freezer, space and plumbing for washing machine. A cupboard in the seating area houses the gas boiler. There is space for the sofas, dining table and chairs. The master bedroom has a sash window and door to the external metal fire exit staircase adjoining this room the bathroom has a white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC.

### OUTSIDE

Accessed from Park Road and through double gates there is an allocated parking space.

### LOCATION

Situated within walking distance of the bus service hub and the town's facilities which include a range of supermarkets, doctors surgeries, pharmacies as well as a range of independent shops. Collett Park with its Band Stand, duck pond and open green space is within 200m. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

### DIRECTIONS

From the Cooper and Tanner office, proceed on foot southwards along the High Street. 65 High Street stands on the left hand corner with Park Road.

### NOTE TO PURCHASERS

The property is Leasehold with a 125 year Lease dating from TBC

Ground Rent payable £250 pa

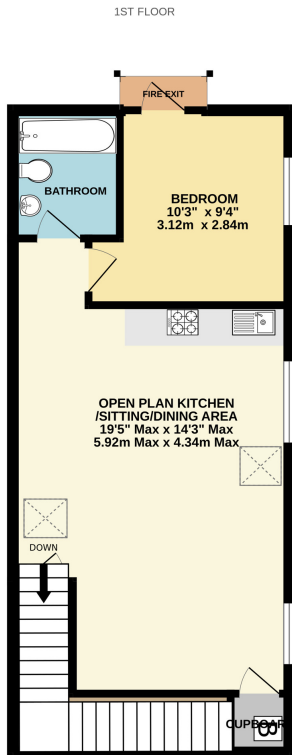
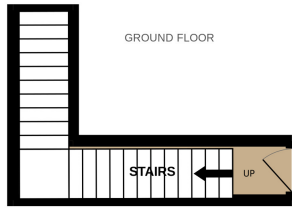
Management fees £800 pa

### COUNCIL TAX BAND A









FLAT 7, 65 HIGH STREET

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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