

Sycamore Cottage

Lower Downside, Shepton Mallet, BA4 4JX

COOPER
AND
TANNER



£475,000 Freehold

Situated on the northern edge of Shepton Mallet this deceptively spacious attached three bedroom house is presented in good order throughout with a generous sized garden, parking and a large garage. Internal viewing recommended.

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DESCRIPTION

The spacious entrance hall has staircase rising to the first floor, understairs cupboard and doors to principal rooms. On one side of the hall, the spacious sitting room has beams, an attractive brick fireplace with inset wood burner on a raised hearth and double doors to the conservatory which has a wooden floor, french doors and an open outlook to the garden. The good sized utility / cloakroom has plumbing for washing machine, an oil fired boiler and a modern white suite of wash hand basin and low level wc inset into units. Across the hall, the kitchen / dining room is fitted with an extensive range of modern units and work surfaces incorporating a double Belfast sink, integrated fridge / freezer, dishwasher, microwave, oven, an induction hob and canopy. French doors access the garden and a stone edged archway leads into the family room with a woodburner, tiled floor and beam.

On the first floor, the master bedroom is fitted with wardrobes some of which are mirror fronted. A part stained glass door leads into the fully tiled en-suite shower room. There are two further double bedrooms; one with fitted wardrobes and completing the accommodation is the family bathroom with a white suite comprising panel enclosed bath, low level wc, wash hand basin and fitted cupboards below and to the side.

OUTSIDE

A driveway is shared with two neighbouring properties and gives access to the gravelled parking large enough to accommodate two vehicles and to give access to the detached garage/workshop measuring 14'4" x 18'11" with roller doors light and power. From the parking, steps lead to an enclosed paved terrace with doors into the kitchen / dining room and conservatory. Ornamental steps lead to the main garden area laid mainly to lawn, with a further paved terrace, gravelled seating area, rockery and flower bed stocked with a variety of herbaceous plants, bulbs and shrubs. A large mature tree gives a centre piece to this garden.

DIRECTIONS

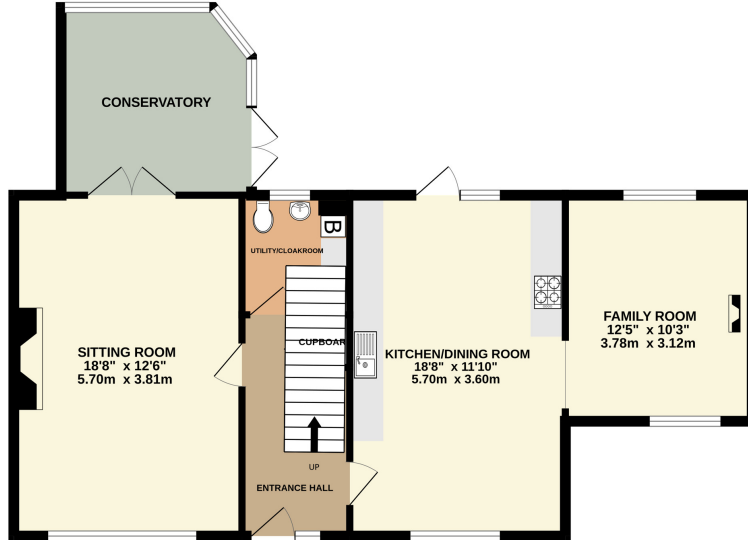
From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout. Turn right onto Rectory Road, follow the road around the left hand bend. into Waterloo Road and continue underneath the Viaduct. Take the next left into Windsor Hill Lane where the property can be found on the right hand side. For viewings, please park at the bottom of Windsor Hill Lane.

COUNCIL TAX BAND D AND FREEHOLD

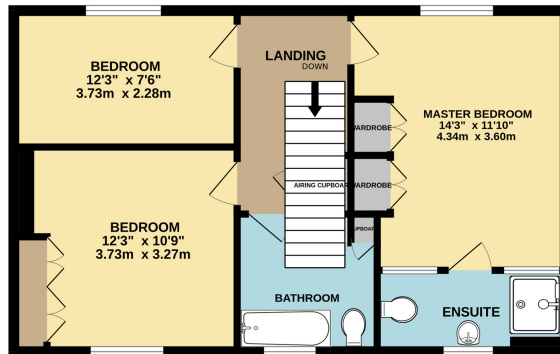




GROUND FLOOR



1ST FLOOR



SYCAMORE COTTAGE, WINDSOR HILL LANE

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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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