

11 Manship Green, Shepton Mallet, BA4 5RN



£250,000 Freehold

Set in a quiet pedestrian location this semi detached house offers good sized accommodation with front and rear gardens, downstairs cloakroom, two reception rooms and fitted kitchen. Viewing is recommended as the property is offered with no onward chain.

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DESCRIPTION

The property enjoys an open outlook to the front across a green where pedestrian access leads to the property. The property is presented in good order with enclosed gardens to front and rear.

The front is accessed through a gate and shared path and through the private gate into the front garden. The front door leads into a spacious entrance hall with staircase rising to the first floor and a door leads into the dining room. This good sized room has a door leading into the sitting room, a door into the kitchen and a door into the utility / downstairs cloakroom. There is ample space for table and chairs. The large dual aspect sitting room has a large picture window to the front and patio doors to the rear garden. There is a range of fitted units to one wall. The utility has plumbing for washing machine and space for a tumble dryer. A door leads into the downstairs cloakroom with a low level wc and wash hand basin set into vanity unit. The kitchen fitted with an extensive range of units of base, drawer, wall and glazed units incorporating stainless steel single drainer sink unit, double oven, ceramic hob, cooker hood, space and plumbing for dishwasher and space for fridge / freezer. A door leads to the outside.

On the first floor there are two double bedrooms and a good sized single bedroom. All the bedrooms have built in cupboards. Completing the accommodation is the family bathroom which is fitted with a white suite of panel enclosed bath with mixer tap shower attachment, low level wc, wash hand basin on vanity unit and shower cubicle.

OUTSIDE

The front garden is enclosed behind a hedge to the front and fence to side; comprising mainly of lawn with planted specimen Acer. A path leads to the front entrance door and continues to the side and rear of the property. The side area is covered and used as storage. The rear garden is also enclosed and comprises lawn with decked and paved seating areas and lawn. There are planted shrubs and rose bushes.

ADDITIONAL INFORMATION

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

LOCATION

Situated in a popular residential area of Shepton Mallet the property is within walking distance of the town centre, schools, doctors surgery and Collett park. There is also a corner shop at the end of Mason Way and bus service operating in this area. Shepton Mallet is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

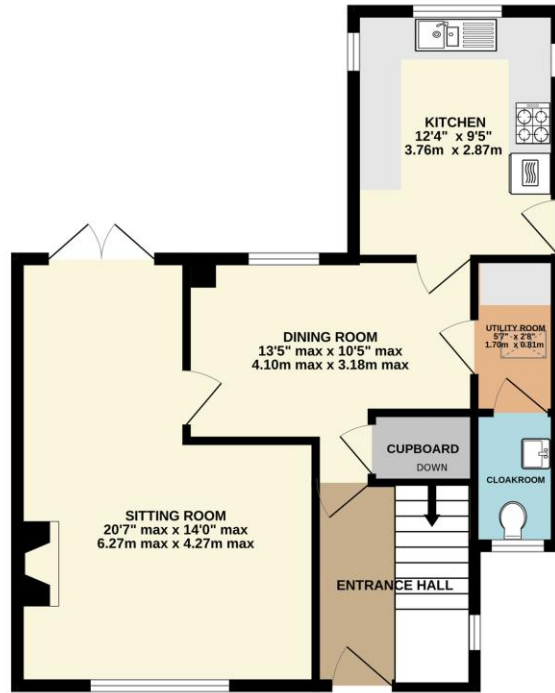
DIRECTIONS

From the office proceed along the High Street in a southerly direction. At the junction proceed into Cannards Grave Road keeping the Cenotaph on your right hand side. On the sharp left hand bend, take the central lane and turn right into Compton Road. Take the first right into Kingsland Road. Then first left into Lockey road. Take the 2nd turning on the right hand side into Mason Way. You will need to park and then access Manship Green on foot which is on the right hand side. There is also parking available in Douglas Drive, where the access into Manship Green will be on the left.

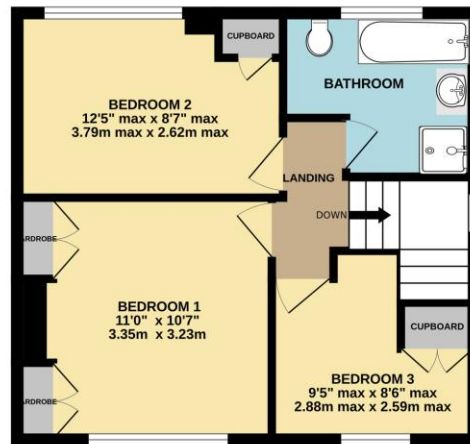




GROUND FLOOR



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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