

10 Westway Lane, Shepton Mallet, BA4 5RB



£247,500 Freehold

Located towards the edge of the town, this mid terrace three bedroom house although requiring refurbishment offers good sized accommodation and a large rear garden. Viewing recommended as offered with no onward chain.

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 3  1  1 EPC C

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DESCRIPTION

The property lies within a quiet area, close to the fields on the southern edge of the town, yet within walking distance of a bus route, traditional corner shop and the town's main facilities.

Located to the front a storm porch and double glazed door leads into the central entrance hall, which incorporates the staircase rising to the first floor and doors to principal rooms. The good sized sitting room with dual aspect windows and has a fitted gas fire. A door leads into the kitchen which is fitted with a range of base, drawer and wall units incorporating a single drainer sink unit and work surfaces. There are gas and electric cooker points, plumbing for washing machine and space for free standing fridge / freezer. An archway leads into the dining room which has a useful understairs storage cupboard and a further door to the entrance hall.

On the first floor, the split landing gives access to the three bedrooms – two doubles and a good sized single. The double bedroom to the rear has two built in cupboards, one housing the gas combi boiler providing the radiator heating and hot water. There is a separate cloakroom with low level wc and separate bathroom with panel enclosed bath and pedestal wash hand basin. These two rooms could be reconfigured into a spacious bathroom.

The property benefits from a gas radiator heating system and double glazing.

OUTSIDE

The front garden is fully enclosed with a wooden pedestrian gate and a path giving access to the double glazed front entrance door. The large rear garden has in the past been used for vegetable production. There is an outside tap, and a shared pedestrian path beyond the boundary, which leads to the end and front of the terrace. The parking at the front of the property is not allocated nor assigned to the property.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, doctors, dentists, chemist, optician, a range of coffee shops, craft shop and a hardware store. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington.

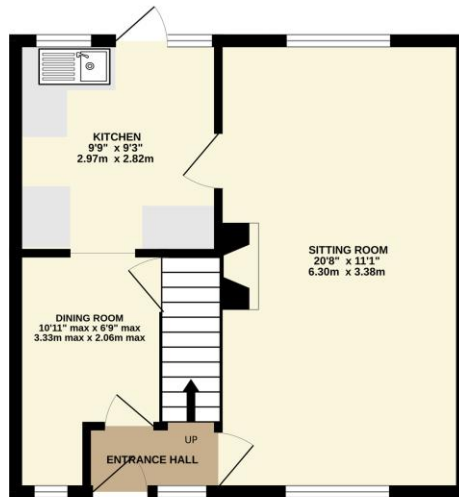
DIRECTIONS

From the Cooper and Tanner office, proceed to the southern end of the High Street. Continue straight across the roundabout into Cannard's Grave Road. Take the first turning on the right into Compton Road. Take 2nd right into Westway Lane (just before First Steps Nursery). Proceed to the end of the road where the property will be seen on the right hand side.

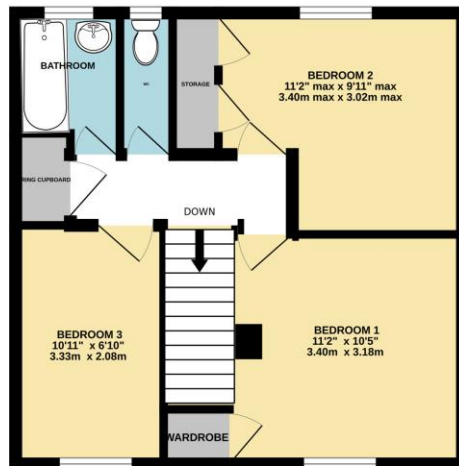




GROUND FLOOR



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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