

39 Bishop Crescent, Shepton Mallet, BA4 5XX

COOPER
AND
TANNER



£238,000 Freehold

Located in the popular St Peters area, in a small cul de sac, this end terrace two bedroom house has an enclosed rear garden and driveway parking for two cars. An ideal purchase for a First Time Buyer.

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DESCRIPTION

A tile hung storm porch and a part glazed door leads into the entrance hall.

Located at the front, the kitchen is fitted with an extensive range of base, drawer and wall units, incorporating single drainer sink unit, work surfaces, gas hob, single oven, canopy, integrated fridge / freezer, dishwasher, plumbing and space for washing machine. A wall mounted gas boiler provides the heating and hot water. The sitting / dining room has an ornamental fire surround, views over the rear garden and staircase rising to the first floor. Adjoining this room is a single glazed conservatory.

On the first floor, there are two bedrooms, a double and a good sized single. A shower room is newly fitted with a white suite of wash hand basin on vanity unit, low level wc and an offset quadrant shower cubicle.

OUTSIDE

To the rear of the property there is a good size, fully enclosed and low maintenance rear garden with various flower beds, giving prospective purchasers scope to put their own stamp on it. There is also a 8 x 5 shed ideal for storage.

AGENT'S NOTE

We would like to advise prospective purchasers that the single glazed windows and door in the sitting room are being replaced with new double glazed units.

ADDITIONAL INFORMATION

Gas fired heating. All mains services are connected.

LOCATION

The property is located on the western side of the town in an area with a range of properties including character cottages. The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At the Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4th turning on the right into Old Wells Road. Take the 2nd right into St Peters Road. Bishop Crescent is the first turning on the left. Follow the road around to the right and bear left where the property will be seen directly in front of you.





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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