

11 Bourke Road, Shepton Mallet, BA4 4FS



£349,500 Freehold

This detached house in one of the later phases of Tadley Acres offers good sized accommodation presented in good order throughout comprising master bedroom with ensuite, cloakroom and kitchen / dining room. Internal viewing is recommended.

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 3  1  2 EPC C

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DESCRIPTION

Tadley Acres was built by Bloor Homes in conjunction with the Duchy of Cornwall, who wanted to create a village type to the development.

Occupying a corner plot, the front garden is enclosed by wall topped with railings with a central path leading to the storm porch and double glazed front entrance door. You enter the property directly into the spacious entrance hall with staircase rising to the first floor, tiled floor and doors to the principal rooms. The cloakroom has a large understairs cupboard and is fitted with a white suite of low level wc and wall hung wash hand basin. Across the hall, the family sized kitchen / dining room is fitted with a range of cream base, drawer and wall units with under unit lighting and incorporating a single drainer sink unit and work surfaces. There is an integrated ceramic hob, single oven and canopy, as well as plumbing for washing machine and dishwasher; space for freestanding fridge / freezer and dining table and chairs. Double glazed French doors give access to the rear garden. Connecting doors lead into the sitting room, a good sized room creating the perfect family space.

On the first floor, the spacious landing has an airing cupboard housing the wall mounted gas combi boiler, doors to three good sized bedrooms including the master bedroom with built in mirror fronted wardrobes and modern ensuite. Completing the accommodation is the family bathroom with a white suite of wash hand basin, low level wc and panel enclosed bath with shower and screen.

OUTSIDE

To the rear of the property the garden is enclosed predominantly by wall with fencing and comprises a paved terrace, lawn and a raised bed. A path and gate leads to the garage and parking.

The single garage is located directly behind the property with parking in front.

AGENT'S NOTE

The garage is situated beneath a coach house apartment, on a Leasehold basis. We are awaiting confirmation from the seller of the lease and any charges payable.

ADDITIONAL INFORMATION

Gas central heating. All mains' services are connected. Management contribution approx.. £200 per annum. Council tax band B.

LOCATION

The market town of Shepton Mallet is located close to the cities of Wells, Bristol, Bath as well as Castle Cary with its mainline station to London Paddington. The town offers a range of local amenities and shopping facilities including a range of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors, and a Grade I Listed church.

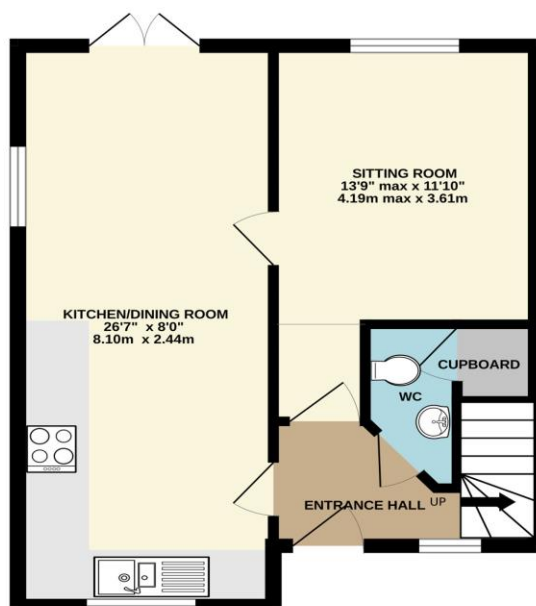
DIRECTIONS

From the Cooper and Tanner office, proceed to the end of the High Street and continue straight on into Cannard's Grave Road. Follow the road to the next roundabout and take the first exit onto Whitstone Road. Take the first turning on the left into Hobbs Road. Continue along and follow the road around to the right. Take the first left after the corner into Mistletoe Lane. At the end of road the property will be seen on the left hand corner

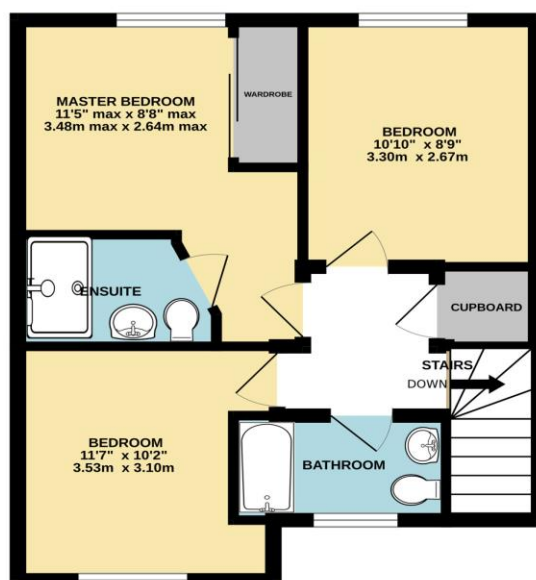




GROUND FLOOR



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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