

4, Kingsland Road

Shepton Mallet, BA4 5SE



£320,000 Freehold

A well-proportioned three-bedroom semi-detached family home offering good sized accommodation with ample off road parking and large rear garden. Viewing recommended as offered with no onward chain.

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 3  1  1 EPC D

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DESCRIPTION

Situated in a popular residential area within walking distance to the town's amenities including a doctor's surgery with pharmacy, local corner shop and the High Street with its range of independent shops as well as well known supermarkets.

You enter the home into the spacious entrance hall with staircase rising to the first floor, door to sitting room, door to kitchen and understairs cupboard. The sitting room is open plan with the dining room and is a naturally light room with wood burner inset into fireplace on raised hearth and wooden mantel over. There is a fireplace in the dining room which is fitted with a gas coal effect burning stove and double doors opening to the double glazed conservatory. Decorative glass blocks are a colourful feature to the former serving hatch from the kitchen. Overlooking the rear garden, the conservatory links into the rear hall, where there is a downstairs cloakroom, utility room and door to driveway. The kitchen is fitted with a range of matching units incorporating single drainer sink unit, slot in cooker and space or under counter fridge. There is also walk in larder.

On the first floor, a landing provides you with access to the three bedrooms. Bedrooms one and two are good size doubles, with bedroom one being situated at the front of the property and bedroom two to the rear. Both rooms have built in wardrobes. The third bedroom is a good sized single. The family bathroom comprises a white suite with panel enclosed bath, low level wc and wash hand basin inset into vanity unit.

Council Tax Band C

OUTSIDE

The property is approached through a metal gate to the driveway which extends through a second pair of gates and gives access to the detached garage and the rear garden. The front garden is laid to lawn with shrubs enclosed by wall. The rear garden is a good size and is laid to lawn, a patio with raised pond, a trellis screen and arch leads to the bottom of the garden also laid to lawn with shed, greenhouse and summer house. This area could be used for vegetable production.

The detached garage has up and over door, power, light and personal door to the garden.

ADDITIONAL INFORMATION

The property benefits from gas fired heating and double glazing. All mains services are connected.

LOCATION

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.

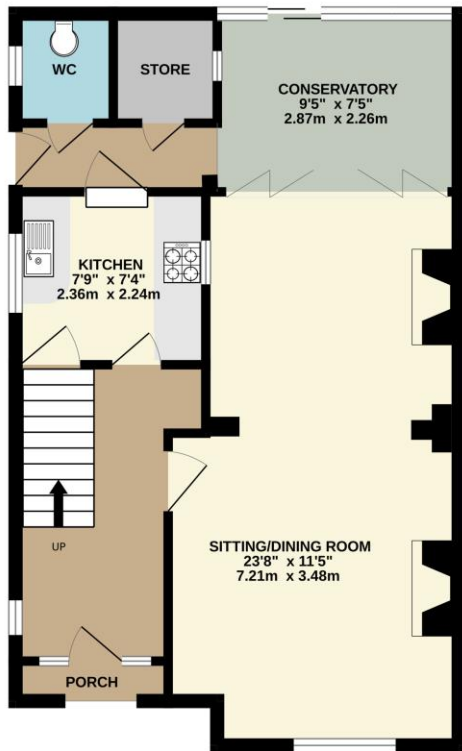
DIRECTIONS

From the office proceed in a southerly direction. At the junction proceed straight across into Cannards Grave Road. On the sharp left hand bend, turn right into Compton Road. Take the first right into Kingsland Road. The property will be seen a short distance along on the right hand side.

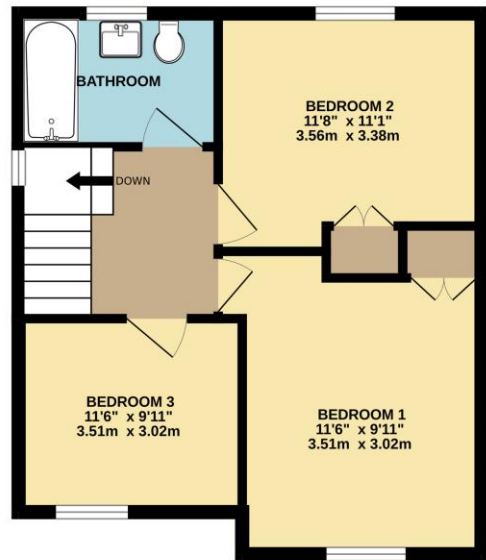




GROUND FLOOR



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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