

# Compton Road

Shepton Mallet, BA4 5QT

COOPER  
AND  
TANNER



**£420,000 Freehold**

An impressive and spacious three bedroom semi detached house extended to create contemporary and versatile family accommodation. Located in a popular road, close to the centre of town, viewing is highly recommend to appreciate this property.

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 3  2  2 EPC D

## £420,000 Freehold

### DESCRIPTION

On entering the property, there is an entrance hall with a tiled floor, staircase to the first floor with under stairs storage cupboard. At the front of the property is the main reception room, a nicely proportioned sitting room with double glazed bay window, exposed floorboards and central fireplace with inset gas coal effect fire. From here a pair of multi paned glazed doors lead into the second reception which which has an ornamental fireplace and tiled floor. This space could be used as a second sitting room, a formal dining room or a quiet reading room. The open plan kitchen / dining room is an ideal entertaining and family space fitted with an extensive range of units with solid wood work surfaces incorporating Belfast sink, canopy, integrated dishwasher and fridge/freezer, space for range cooker and space for an additional freestanding fridge / freezer. There is also adequate space for a large table and chairs. Two sets of french doors lead out onto the paved terrace. A door from the kitchen links through to the utility room, with matching units, a sink unit and plumbing for washing machine and onto the downstairs cloakroom.

On the first floor, there are three double bedrooms; the master bedroom having an ensuite shower room. The bathroom has been fitted with a modern suite, with low level wc, pedestal wash basin and panel enclosed bath with shower and screen

### OUTSIDE

A surfaced driveway with brick borders provides off road parking for numerous vehicles and access to the entrance door and access to the side of the property. The garden is laid to lawn with a specimen monkey puzzle tree. The generous sized rear garden is predominantly laid to lawn with a paved terrace and walled flower borders. There is also a gated vegetable garden with greenhouse and shed.

### LOCATION

Located within walking distance to the town's amenities which include a range of supermarkets, two doctors surgeries and pharmacies, parish church and the stunning Collett Park. Shepton Mallet is approximately 5 miles from the City of Wells and 18 miles from the bigger centres of Bath, Bristol and Yeovil.

### DIRECTIONS

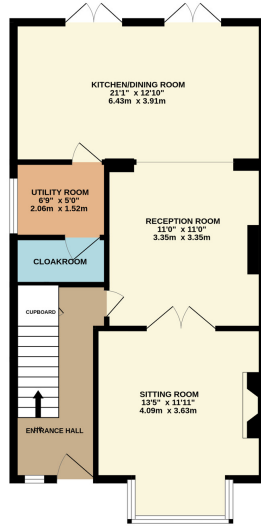
From our office, proceed south along the High Street to the mini-roundabout and continue straight across into Cannard's Grave Road. Take the first turning on the right hand side into Compton Road. Continue along to where the road ends, and the property will be seen a short distance along on the left hand side.

### COUNCIL TAX BAND C

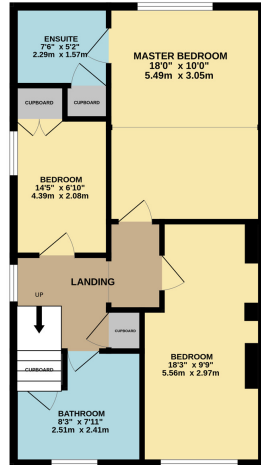




GROUND FLOOR



1ST FLOOR



COMPTON ROAD

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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