

# 31 Maxwell Road,

Shepton Mallet, BA4 5RF

COOPER  
AND  
TANNER



## £210,000 Freehold

A deceptively spacious mid terraced two double bedroom property which would now benefit from updating. Set in a No Through Road location with enclosed garden to rear and open outlook to the front. Internal viewing recommended as offered with no onward chain.

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## DESCRIPTION

The property is situated around a central green planted with specimen trees with pedestrian access only to the property. There is communal parking within the vicinity.

A door to the front leads into the generously sized entrance porch and on into the entrance hall which incorporates the staircase rising to the first floor. The kitchen / dining room has windows to the front and rear and has ample space for a dining table and chairs. The kitchen area is fitted with an extensive range of matching base, drawer and wall units and work surfaces incorporating a single drainer sink unit, gas hob, cooker hood, single oven, breakfast bar, space for free standing fridge / freezer, understairs cupboard and larder. A door leads into the Conservatory / utility and a second door leads back into the sitting room. The conservatory enjoys an outlook over the garden and has plumbing and space for washing machine. Across the hall, the good sized sitting room has dual aspect windows, a door to the kitchen and a recessed fireplace and hearth.

On the first floor, the split landing gives access to the two double bedrooms. The main bedroom has several built in cupboards / wardrobes and bridging storage units. One of the cupboards houses the gas combi boiler. Bedroom two also has a built in cupboard / wardrobe. Completing the accommodation is the family bathroom fitted with a white suite comprising panel enclosed bath with mixer tap shower attachment, low level wc and pedestal wash hand basin.

## OUTSIDE

The property is approached across the green which is planted with specimen trees. A path leads to the front door which is flanked by lawn.

The good sized rear garden is on two levels and comprises a paved patio and lawn on the level accessed directly from the conservatory. The lower level is gravelled with metal shed. There are planted shrubs.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band B. The property has solar panels which are owned and benefits from a feed-in tariff.

## 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 the 2<sup>nd</sup> right into Westway Lane. Maxwell Road is the 1<sup>st</sup> turning on the left. The property is located on the 1<sup>st</sup> green on the right, on the right hand side. There is communal parking throughout this area.







# AWAITING FLOORPLAN

## SHEPTON MALLET OFFICE

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