

15 York Mews,

Shepton Mallet, BA4 5GX



£237,000 Freehold

Situated in a quiet pedestrianised location within walking distance of the centre of the town and its amenities. This end terrace property offers well proportioned accommodation with enclosed rear garden and allocated parking for one car.

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 3  1  1 EPC C

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DESCRIPTION

The home is set in a small courtyard setting, a short walk from the allocated parking and close to the town's facilities including the local infant school and nursery.

You enter the home into the entrance hall which has staircase rising to the first floor, doors to principal rooms and a wall mounted gas boiler providing the heating and hot water. The first door on the left is for the downstairs cloakroom which is fitted with a white suite of low level wc and wash hand basin. The kitchen / diner located to the front is fitted with a range of matching base, drawer and wall units incorporating stainless steel single drainer sink unit and work surfaces, breakfast bar, gas hob, canopy, oven, space for fridge / freezer, plumbing for dishwasher and washing machine. There is also a larder unit. At the far end of the entrance hall is the south facing sitting / dining room which has an understairs storage cupboard, double glazed French doors and double glazed window enjoying an outlook over the enclosed garden.

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 space for additional furniture. Bedroom three is a good sized single.

Completing the accommodation is a family bathroom comprising a white suite of panel enclosed bath with shower, low level wc and pedestal wash hand basin.

The property benefits from a gas radiator heating system and double glazing.



OUTSIDE

Accessed by a shared pathway from the communal parking where there is an allocated parking space for one car, the front of the property enjoys an open courtyard setting. The front garden is gravelled for low maintenance.

The south facing rear garden is fully enclosed and comprises a paved terrace and lawn with raised borders. There is a side access gate.

ADDITIONAL INFORMATION

The property is freehold with maintenance charges for the communal areas. The payment for 2024 - 2025 £602 pa can be paid monthly.

There is mains gas, electricity, water and drainage connected to the property. Council Tax Band C.

LOCATION

The historic town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets. The town is well placed for access to the nearby centres of Wells, Frome, Midsomer Norton and the larger centres of Bath and Bristol. For those travelling by train Castle Cary and Frome offer main line stations London to Paddington

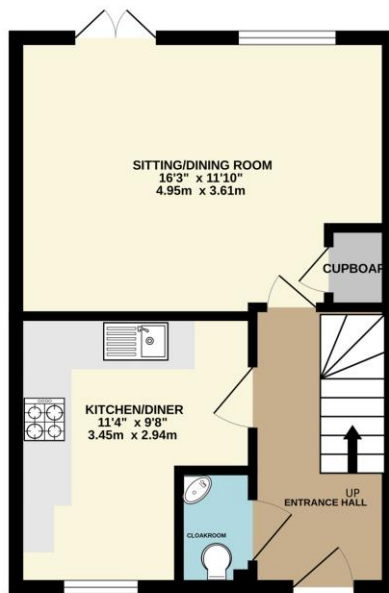
DIRECTIONS

From the Cooper and Tanner office proceed on foot across the traffic lights and through the Marketplace into the pedestrianised Town Street. On reaching the steps and railings cross over The Batch into Waterloo Road. Proceed towards Shepton Mallet Infants School, the entrance to York Mews will be seen on the right hand side.

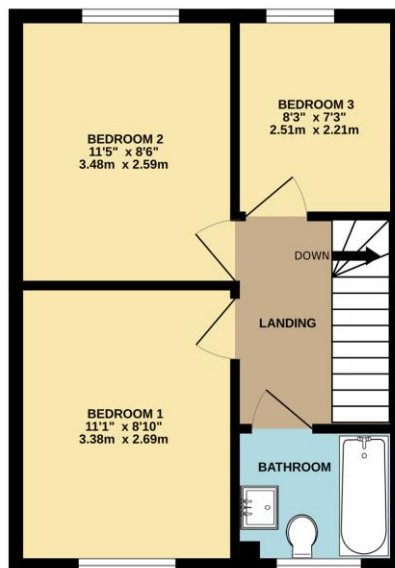




GROUND FLOOR



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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