

41 Coombe Lane,

Shepton Mallet, BA4 5UZ

COOPER
AND
TANNER



£274,000 Freehold

Situated in a non estate location this semi detached house offers ample parking for several vehicles on a gated driveway, a single garage and an enclosed rear garden. There is also pp for a two storey side extension. Internal viewing is recommended.

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DESCRIPTION

Situated on the Western side of the town in a non estate location yet still within close proximity to the town's facilities.

The property is approached across the driveway to the entrance door which leads into the entrance porch an ideal space for boots and coats. A glazed door leads into the entrance hall where a staircase rising to the first floor with under stairs cupboard and doors lead into the sitting / dining room and to the kitchen. The sitting / dining room is dual aspect with large picture window to the front and patio doors to the rear garden. This good sized room has space for dining table and chairs at one end and sofas at the other. The kitchen is extensively fitted with a modern range of base, drawer and wall units incorporating a single drainer sink unit, double oven, ceramic hob, canopy, integrated fridge / freezer and plumbing for washing machine. The modern floor tiles compliment the modern hue of these units.

On the first floor there are three bedrooms (two doubles and a good single). The master bedroom has built in mirror fronted double wardrobes and storage unit. Completing the accommodation is the family bathroom fitted with a modern white suite comprising low level wc, pedestal wash hand basin and square "P" shaped panel enclosed bath with shower and screen.

OUTSIDE

The property is approached through wooden gates to the surfaced driveway which provides parking for several vehicles and gives access to the single garage with double wooden doors, power and light connected. There is a pedestrian gate leading through to the fully enclosed rear garden. Designed for low maintenance there are two paved terraces and an enclosed play area with artificial grass. There is also outside lights and an outside tap.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected. Council Tax Band C. The property has planning permission granted for a two storey side extension. Somerset County Council Application No: 2024/1930/HSE.

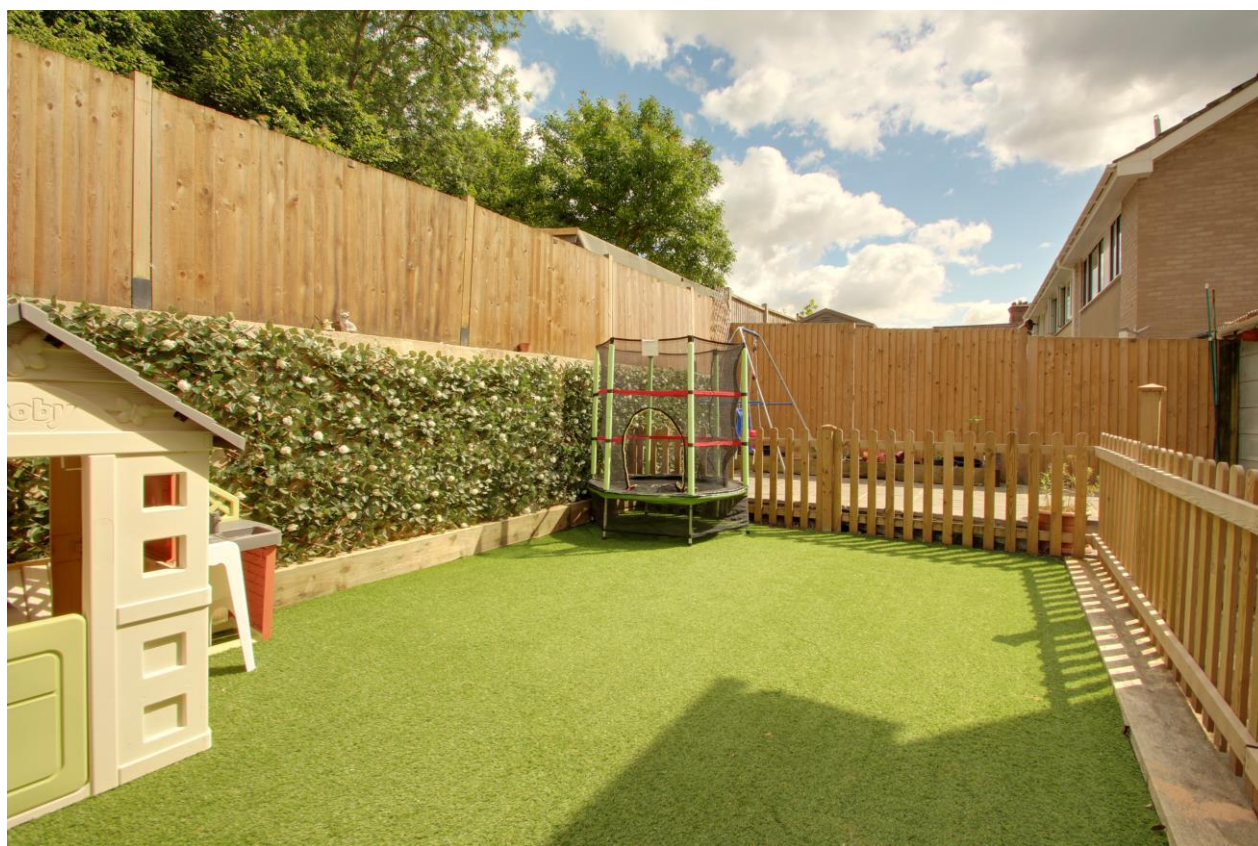
LOCATION

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. Bristol Airport is also within commuting distance.

DIRECTIONS

From the Cooper and Tanner office proceed along Commercial Road to the roundabout and turn left onto Old Market Road. At the Tesco roundabout, turn right onto West Shepton, proceed straight across the mini-roundabout and after a short distance turn right into Coombe Lane. Follow the road downwards. The property will be seen a short distance along on the right hand side.

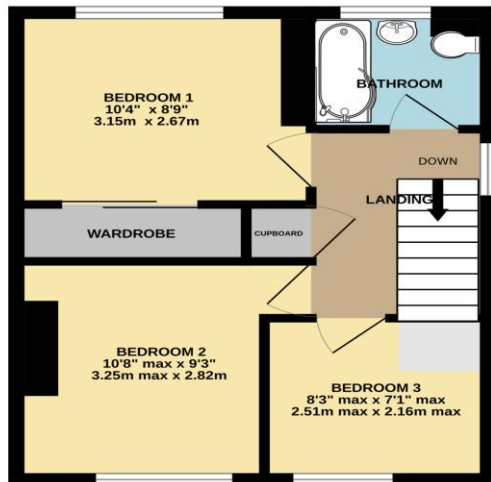




GROUND FLOOR



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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