

# 19 Webber Road, Shepton Mallet, BA4 4AL



£355,000 Freehold

Occupying a corner plot in the popular Tadley Acres, this detached house offers well-proportioned accommodation with ensuite to the master bedroom, south facing rear garden, garage and gated driveway. Offered with no onward chain.

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## DESCRIPTION

This detached property is presented in good order and offers well presented accommodation.

A good sized entrance hall has staircase rising to the first floor, doors to principal rooms, including the downstairs cloakroom fitted with a low level wc, pedestal wash hand basin and an understairs storage cupboard. The sitting room has a light and airy feel, with ornamental fireplace with inset electric fire, surround, mantel and raised hearth. French doors lead out to the adjoining double glazed conservatory. Across the hall, the good sized dining room, links into the kitchen which is fitted with an extensive range of base, drawer and wall units, incorporating single drainer sink unit, plumbing for washing machine, gas hob, oven, cooker hood, wall mounted gas boiler, integrated under counter fridge and door to the conservatory, enjoying a view over the south facing rear garden this good sized space offers a variety of uses, from an additional dining space to a garden room.

On the first floor the landing has an airing cupboard with hot water tank and doors to all bedrooms which comprise two doubles and a good sized single. The master bedroom has built in double wardrobes and an ensuite shower room fitted with low level wc, pedestal wash hand basin and a corner shower cubicle. The family bathroom has a white suite of panel enclosed bath with mixer tap shower, low level wc and pedestal wash hand basin

## OUTSIDE

Fully enclosed by wall and fence, the south facing rear garden is laid mainly to lawn with well stocked borders. There is a raised paved patio, a personal door to the garage, side access gate and pedestrian gate to the parking. Accessed via a wrought iron gate shared only with one other property and a gravelled driveway, the single garage has up and over door, power, light and roof storage space. There is parking in front of the garage.

## ADDITIONAL INFORMATION

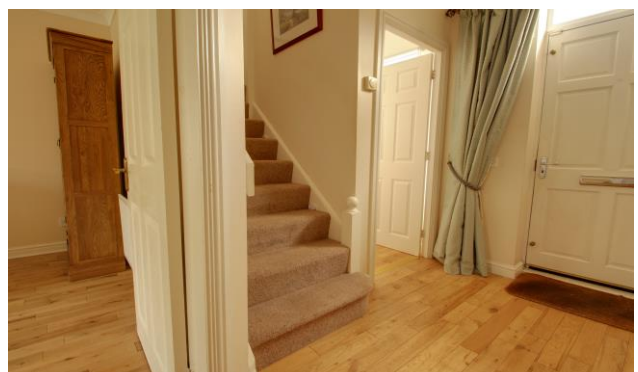
Gas fired heating. All mains services are connected. Council Tax Band D.

## LOCATION

The historic market town of Shepton Mallet is within travelling distance of the centres of Bristol, Bath, Wells, Frome, and Castle Cary with the mainline station to London Paddington. The town offers a range of local amenities and shopping facilities including a selection of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools.

## DIRECTIONS

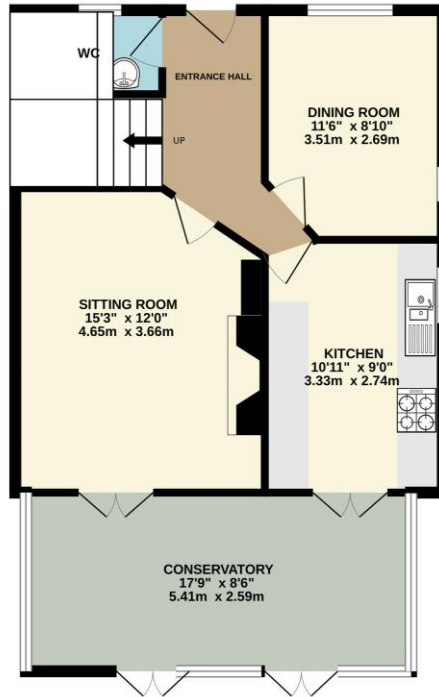
Leave the Cooper and Tanner office, in an easterly direction along Charlton Road, (A361). At the traffic lights, turn right onto the Whitstone Road (A37). Take the first right hand turn into Webber Road. Proceed past the green on the right hand side. The property can be found on the left hand side, just past the turning to Ash Grove.



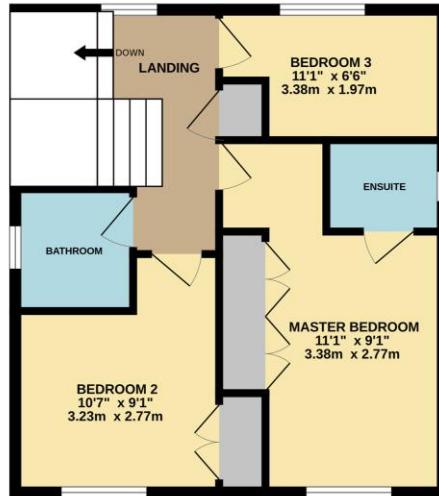




GROUND FLOOR

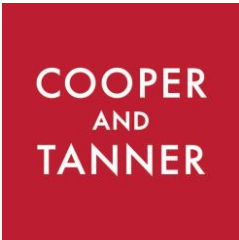


1ST FLOOR



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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