

# Willow Drive

Shepton Mallet, BA4 5JU

COOPER  
AND  
TANNER



**£295,000 Freehold**

This semi detached house has been extended by the current owners to create deceptively spacious accommodation with three bedrooms, a downstairs cloakroom, sitting room, dining room, fitted kitchen with separate utility area and large family bathroom.

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 3  2  1 EPC C

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### DESCRIPTION

A double glazed door leads into the entrance lobby and on into the spacious sitting room with staircase rising to the first floor, wood flooring, double glazed window to front and archway to the dining room. From here a multi paned glazed door leads into an inner hall with opening to the kitchen and door to the downstairs cloakroom fitted with a modern suite and tiled floor. The Kitchen is fitted with an extensive range of modern base, drawer and wall units including double oven, gas hob and canopy. At the opposite end of the kitchen is the utility area with plumbing for washing machine, wall mounted gas boiler and space for freestanding fridge / freezer and tumble dryer. Double glazed windows over look the rear garden which is accessed via a double glazed door.

On the first floor the spacious landing gives access to the three bedrooms, two doubles and a good sized single. Completing the accommodation is the large family bathroom fitted with a modern white suite of panel enclosed bath, pedestal wash hand basin, low level wc and large walk in shower. There are two hatches to the roof space. One partially boarded with ladder.

Council Tax Band B and Freehold

### OUTSIDE

To the front is the driveway providing parking for one vehicle, however there is also an additional space alongside for a second parking space. The rear garden comprises paved terrace and lawn enclosed by a mix of wall and wooden fencing. There is a timber shed with power. The owners have installed a pedestrian gate from the garden to the parking area in Willow Drive.

### LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, with the centres of Wells, Bristol and Bath are within travelling distances. Shepton Mallet offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

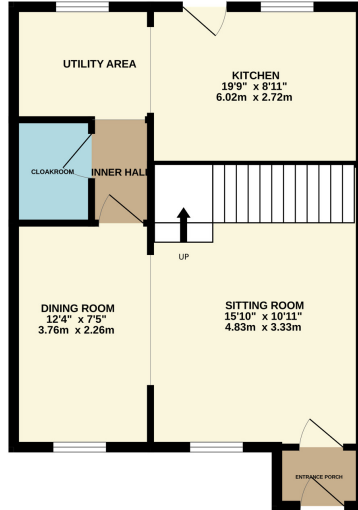
### DIRECTIONS

From our office on High Street, proceed along Commercial Road and continue straight over the mini-roundabout and travel down Pike Hill. Turn left just opposite The Horseshoe Public House and follow the road upwards along St. Peter's Road. Willow Drive is the 1st turning on the left. Proceed to the end and follow the road around to the right and again to the left into the cul de sac. The property will be seen the 1st house on the right hand side.

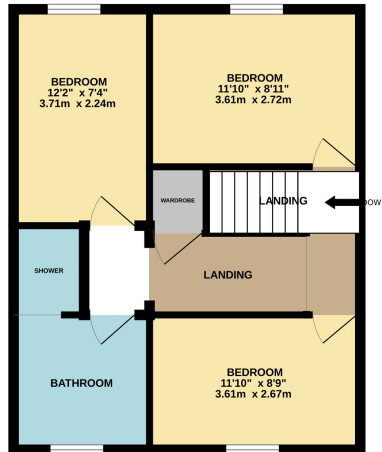




GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

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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## SHEPTON MALLET OFFICE

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