

Zion Hill

Shepton Mallet, BA4 5DT

COOPER
AND
TANNER



£180,000 Freehold

A delightful two bedroom mid-terraced cottage with enclosed courtyard garden, located in a no-through road within walking distance of the town centre and amenities.

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DESCRIPTION

On entering the property, there is a hall & staircase to the first floor accommodation and door into the sitting / dining room. A dual aspect room with wood laminate flooring, under stairs cupboard. The sitting room then leads through to the kitchen which will have units on each side with integrated cooker and hob with subway tiles and work surfaces. A double glazed door then opens out to the courtyard at the rear.

On the first floor, there are two bedrooms; a double and a single, both located at the front of the house. The bathroom is fitted with a suite comprising paneled bath with shower over, low level WC and pedestal wash hand basin, with double glazed window to the rear.

OUTSIDE

The property has an enclosed low maintenance courtyard to the rear which is west facing. Please note there is a right of access across the courtyard of the terrace however this has not been in use for sometime. Whilst there is no allocated off road parking with the property, annual car parking permits can be purchased directly from Somerset District Council for Great Ostry Car Park, located very close by and some additional on street parking located where Pike lane meets Cats Ash.

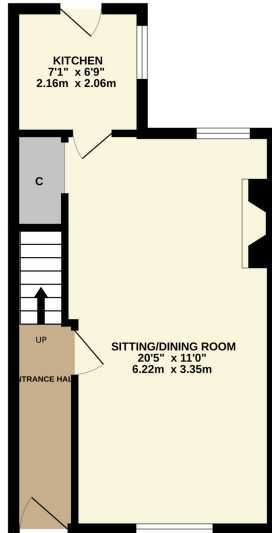
LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, five miles east of Wells, England's smallest city. Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 18 miles away and easily accessible. Shepton Mallet itself offers a range of local amenities and shopping facilities including a large supermarket, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors and a Grade I Listed church. Shepton Mallet is also home to Kilver Court, a superb designer clothing outlet. As well as good state schools, both primary and secondary, there are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

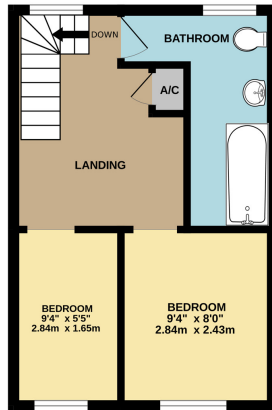




GROUND FLOOR



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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