

# 8 Spencer Road,

Shepton Mallet, BA4 4RT

COOPER  
AND  
TANNER



£260,000 Freehold

This semi-detached house is set within Tadley Acres and offers good sized accommodation arranged over 3 floors comprising master bedroom with ensuite, utility and open plan kitchen / dining room. There is also a single garage and enclosed garden. Viewing is recommended as offered with no onward chain.

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 3  1  2 EPC 

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### DESCRIPTION

You enter the property via a double glazed front entrance door into the entrance hall with staircase rising to the first floor, doors to the sitting room, cloakroom, kitchen/dining room. The first door leads to the bright and airy front sitting room with two double glazed sash windows and coved ceiling. The cloakroom is fitted with a white suite of low level wc and wall hung wash hand basin. Across the hall, the open plan kitchen / dining room has ceramic tiled flooring and is fitted with an extensive range of base, drawer and wall units and work surfaces incorporating a stainless steel single drainer sink unit, gas hob, cooker hood, electric oven, dishwasher and fridge / freezer. There is space for a dining table and chairs. French doors lead out to the enclosed garden. A further door leads into the utility room where there is a wall mounted gas boiler, plumbing for a washing machine, space for a tumble drier and tiled flooring.

On the first floor from the landing, a second staircase leads to the second floor. There are two double bedrooms one with built in double wardrobes and the second is "L" shaped with the airing cupboard housing the hot water tank. The shower room is fitted with a modern walk in twin shower cubicle with sliding door, a pedestal wash basin and low level wc.

On the second floor there is a good sized landing with hatch to the loft space. The large master bedroom occupies the whole of this floor, with dual aspect windows, access to the eaves storage and door to the ensuite. The ensuite shower room would benefit from cosmetic decoration and is fitted with a low level wc, wash hand basin and twin shower cubicle.

### OUTSIDE

The property is accessed directly from the pavement. The south west facing low maintenance garden is enclosed by wall and fence and comprises a large paved patio and gravelled areas. A pedestrian gate leads to the courtyard parking / garaging area. The garage for this property is the 2<sup>nd</sup> one down from the top, with power and light connected. There is parking for one car in front of the garage.

### ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council tax band C.

### LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors' surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

### DIRECTIONS

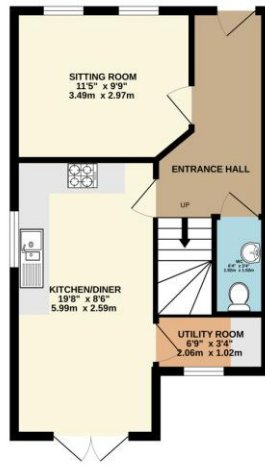
From the office, proceed south along the High Street. At the Cenotaph roundabout proceed across into Cannards Grave Road. Follow the road around to the sharp left hand bend, proceed past the doctor's surgery and take the 1st main turning on the left into Little Brooks Lane. Continue and follow the road right into Spencer Road. The property will be seen on the right hand side.



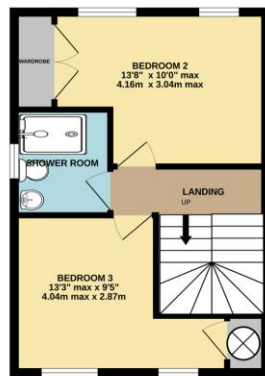




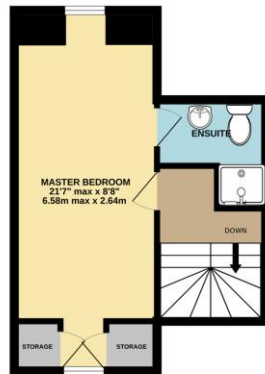
GROUND FLOOR



1ST FLOOR



2ND 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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