

# 80 Charlton Road, Shepton Mallet, BA4 5QG

COOPER  
AND  
TANNER



**£289,950 Freehold**

This mid terrace character cottage is presented in good order throughout and offers deceptive accommodation complimented with a large rear garden. The adjoining cottage is also offered for sale independently. Internal viewing is highly recommended.

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## £289,950 Freehold

### DESCRIPTION

A rare opportunity to purchase this mid terrace cottage and the adjoining cottage which is being marketed independently. Situated on the eastern side of the town, close to local amenities, this property should be viewed to appreciate the accommodation on offer.

A double glazed door leads into the entrance hall where the staircase rises to the first floor and a further door leads into the sitting room. This dual aspect room is located to the front with understairs recess and door leading into the kitchen / dining room. This good sized room is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit, canopy, plumbing for dishwasher, space for range style cooker, fridge / freezer, family sized dining table and chairs. The wood effect work surfaces compliment the tiled floor and the beam to ceiling. There is a pretty leaded window to the rear.

On the first floor, there are two double bedrooms. The master bedroom has a feature cast iron fireplace, stone mullion window to the rear and open rail wardrobe. The recently refitted family shower room is fitted with a modern suite comprising low level wc, wash hand basin in vanity unit and walk in twin shower. A staircase leads up to the attic room which is currently used as a bedroom and has a rooflight and window. ,

### OUTSIDE

There is a surfaced area to the front of the property where the current owners park their vehicles. This is edged by an area of lawn. The rear garden is fully enclosed and comprises a gravelled entertainment family space with bar, raised bed with sunken fishpond. Steps lead up to the main area of garden which is laid to lawn with stepping stones. There is a large timber summer house with French doors which is currently used as an office. At the far end of the garden is another timber summer house used as storage with lean to behind for bike and additional storage. There is also stone built workshop (10'3" x 7'7") with power and Laundry Outbuilding with plumbing and power.

### ADDITIONAL INFORMATION

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

### 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.

### DIRECTIONS

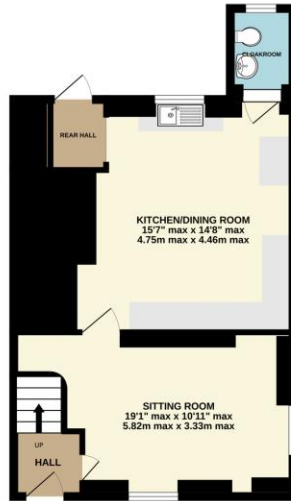
From the Cooper and Tanner office, proceed along Paul Street, and on into Charlton Road continuing until reaching the traffic lights. Proceed straight across. The property will be seen on the right hand side just as you approach the next set of traffic lights.



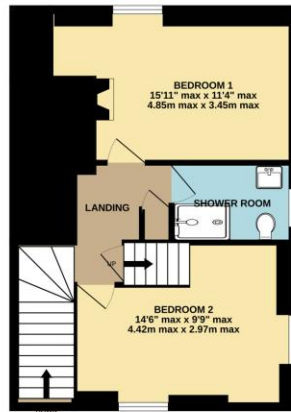




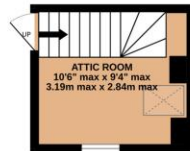
GROUND FLOOR



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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