

Sunrise,

Shepton Mallet, BA4 5PW

COOPER
AND
TANNER



£385,000 Freehold

Sunrise is a two bedroom bungalow which has been recently renovated and refurbished to a high standard and sits in an exceptional sized plot that includes extensive garden areas, a mature orchard and a large turning parking / area.

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 2  1  1 EPC C

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DESCRIPTION

This light and airy property offers well proportioned single storey accommodation which has recently undergone a programme of renovation and refurbishment to include new electrics, plumbing, new heating system including radiators and boiler, new windows, floor coverings, extra depth loft insulation and cavity wall insulation. Freshly decorated throughout the property is now ready for the new owners to move in.

Entered from the front via the original storm porch into the good sized entrance hall. Doors lead off to the main rooms. The sitting room located to the front has a large double glazed bay window affording lots of natural light. Across the hall is the main bedroom also with a double glazed bay window. Bedroom two is located at the rear of the property. The dining room leads onto the fully fitted kitchen which is fitted with an extensive range of matching modern base, drawer and wall units incorporating stainless steel single drainer sink unit, work surfaces, integrated ceramic hob, oven, canopy, dishwasher, washing machine, under counter fridge, freezer, breakfast bar and wall mounted gas boiler. Completing the accommodation is the modern shower room fitted with a white suite of pedestal wash hand basin, close coupled wc, off set corner shower enclosure, heated towel rail, shaver light and socket.

Offered with no onward chain this property is perfect for those purchasers needing accommodation on one level which is easy to maintain.

OUTSIDE

The property is approached through a stone pillar gateway and double wrought iron gates which lead into a newly tarmacked driveway flanked by newly laid lawns and planted laurel hedges providing privacy and screening. The driveway continues through a second set of gates into the gravelled parking / turning area which provides ample room for multiple car parking, the storage of a motor home, caravan or trailer as well as giving access to the large original garage with power and light connected. This area is screened from the road by mature trees. The rear garden has a generous patio overlooking the lawn, with a further seating area to one side of the drive, shaded by a mature apple tree. From here a pedestrian gate leads into the orchard. This is a secluded area that benefits from a wide range of mature apple trees. An ideal space for children to play or to grow your own vegetables, something that town properties rarely offer these days.

ADDITIONAL INFORMATION

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

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is conveniently placed for commuting to Wells, Frome, Midsomer Norton, Glastonbury and the larger centres of Bristol and Bath. For those travelling by train, Frome and Castle Cary have mainline stations to Paddington London.

DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and continue into Charlton Road past Whitstone School. At the traffic lights, turn right onto Whitstone Road. The property will be seen on the left hand side as identified by the For Sale board.





SHEPTON MALLET OFFICE

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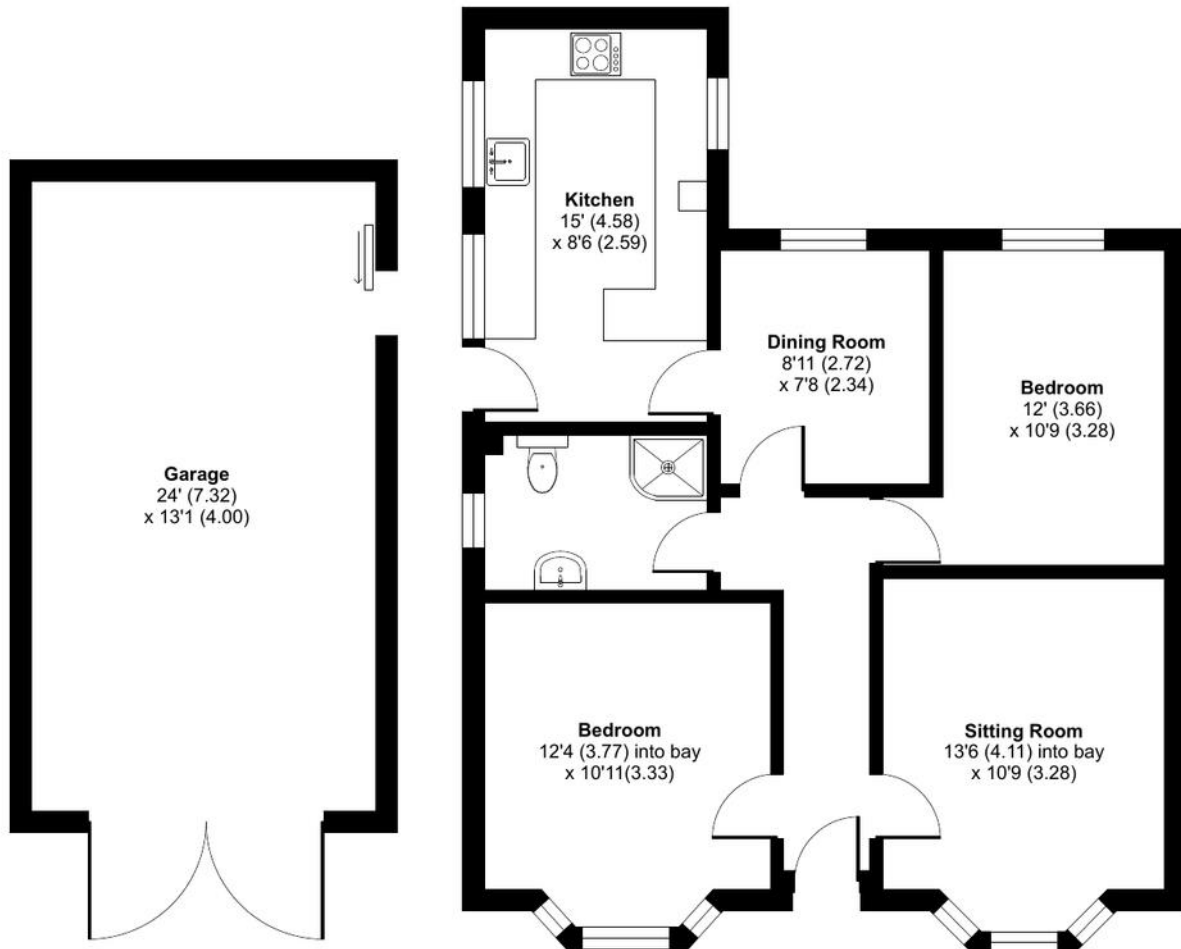
Whitstone Road, Shepton Mallet, BA4

Approximate Area = 717 sq ft / 66.6 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Cooper and Tanner. REF: 1273674