



 3  2  1 EPC D

£300,000 Freehold

4 Kingscombe  
Gurney Slade,  
Somerset, BA3 4TH

**COOPER  
AND  
TANNER**



# 4 Kingscombe Gurney Slade Somerset, BA3 4TH

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## Description

A mature semi detached three bedroom house offering good sized accommodation and presented in good order throughout. Located in a popular Mendip Village, this attractive brick built property benefits from two reception rooms, downstairs cloakroom, utility, modern kitchen, enclosed rear garden and ample parking for a variety of vehicles.

Upon entering the property from the front, there is an entrance hall with staircase to the first floor accommodation, door to sitting room with dual aspect windows and feature fireplace with inset "Morso" woodburner on raised hearth and with wooden mantel. Across the hall, the dining room enjoys an open view to the front through the French doors. There is an ornamental fireplace and tiled floor. Leading onto the inner hall, where there is the downstairs cloakroom, recess for fridge / freezer, access to the utility space and to the kitchen. The kitchen is fitted with a range of modern base, drawer and glazed wall units incorporating single drainer sink unit, electric cooker point, plumbing for washing machine and dishwasher. The utility area has door to garden.

On the first floor, there are three bedrooms (two doubles and a good size single). The master bedroom has built in mirror fronted double wardrobe. The family bathroom comprises a white suite of an enclosed bath with shower over, pedestal wash hand basin, low level wc and heated towel rail.

## Outside

A driveway shared with the detached house, leads to the private driveway / parking which provides off road parking for a variety of vehicles. Double gates lead to a further parking area at the side of the house if required. This is currently gravelled with raised planters. The front garden is laid mainly to lawn with flower border and screened to the front by conifers. The side and rear garden is fully enclosed and comprises gravelled and decked seating areas edged by raised flower borders. There is also a raised lawn with further raised planters for vegetable production.

## Location

Gurney Slade lies to the north of Shepton Mallet along the A37 and benefits from a village hall, two public houses, a village church, garden centre/café, Post Office and play park. There are also good bus links. The main centres of Bath, Bristol, Wells, Midsomer Norton, Shepton Mallet and Frome are all within travelling distance. Castle Cary and Frome have main line stations to Paddington London.

## Directions

Leave Shepton Mallet heading North on the A37 until reaching the village of Gurney Slade. Proceed past the speed watch camera and take the 1<sup>st</sup> left turning. The property will be seen on the left hand side.

Local Information Shepton Mallet

**Local Council:** Somerset District Council

**Council Tax Band:** B

**Heating:** Oil fired central heating

**Services:** Mains electricity, water and drainage are all connected.

**Tenure:** Freehold



## Motorway Links

- M5
- M4



## Train Links

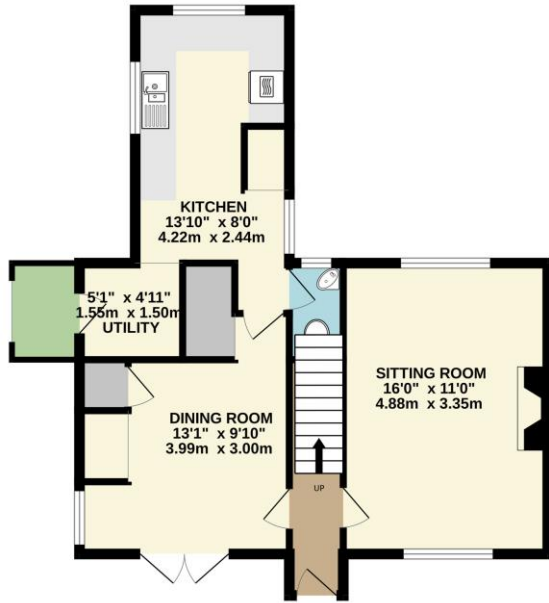
- Castle Cary. Frome
- Bath Spa & Bristol Temple Meads



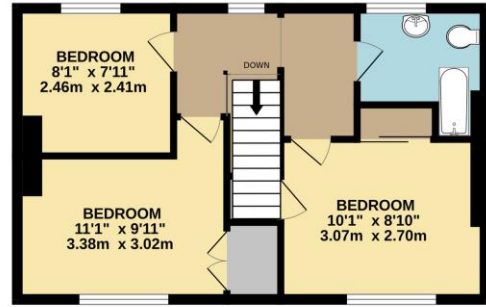
## Nearest Schools

- Oakhill & Chilcompton (Primary); Shepton Mallet, Midsomer Norton, Wells (Primary & Secondary)

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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