

# 4 Board Cross, Shepton Mallet, BA4 5DX



**£265,000 Freehold**

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Offering deceptively spacious accommodation and situated close to the town's amenities this end terrace cottage offers two double bedroom, first floor bathroom, enclosed rear garden and off road parking. Internal viewing recommended.

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## DESCRIPTION

Situated close the town's amenities, this end terrace property has original features to include beams and fireplaces, as well as an enclosed rear garden and off road parking to the side of the property for two cars.

Entered from the front, through a wooden entrance door, the ground floor accommodation comprises a characterful sitting room with a feature stone fireplace raised hearth and inset wood burner, exposed stone recesses to side and high ceiling with beam. From here a door leads to the dining room which has a feature fireplace and exposed stone chimney breast, a staircase rising to the first floor, space for table and chairs and opens into the country style kitchen, fitted with an extensive range of hand painted wooden units, shelving, wooden worktops incorporating a single drainer sink unit, plumbing for washing machine and freestanding range cooker and fridge/freezer.

On the first floor, the landing gives access to the two double bedrooms, one fitted with a range of floor to ceiling wardrobes / storage with wooden sliding doors. The family bathroom is in keeping with the age of the property and comprises a white suite of freestanding roll-top bath with shower over, wash basin on antique dresser with work top and low level wc. The built in cupboard houses the gas combi boiler.

The property has a gas radiator heating system and double glazing which has recently been fitted.

## OUTSIDE

The driveway to the side provides off road parking for two vehicles and a pedestrian gate gives private access to the enclosed rear garden. The garden has been designed with a paved and gravelled seating area. a central path meanders to the end of the garden, across the lawn to a further seating area. There is a planted specimen tree, and an area which could be used for vegetable production. The garden is enclosed by wall and fence. There is an additional gateway to the side pavement.

## ADDITIONAL INFORMATION

Gas fired radiator heating system. All mains' services are connected.

## LOCATION

Shepton Mallet offers a range of shopping facilities including a selection of supermarkets, restaurants, dentists, doctors, as well as a Lido. Situated within commuting distance to the City of Wells and Frome, as well as the larger centres of Bath, Bristol. Castle Cary has direct services to London Paddington approximately six miles away and Bristol Airport within 1 hour.

## DIRECTIONS

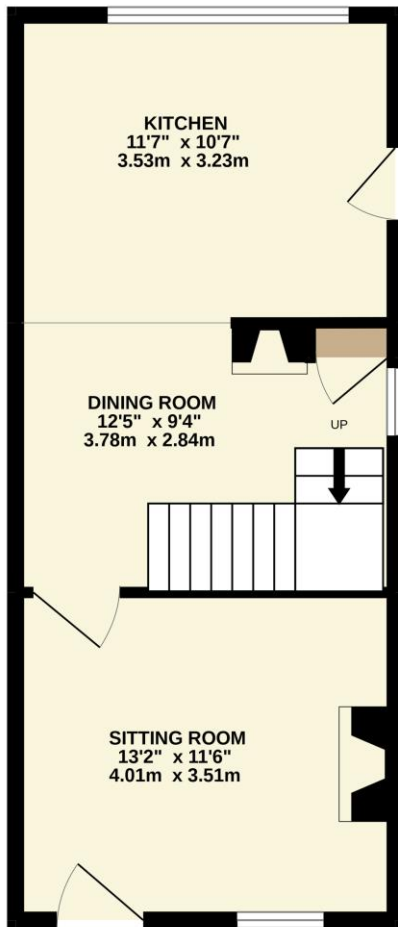
From the Cooper and Tanner office proceed on foot along Commercial Road to the mini roundabout. Turn left onto Old Market road, and cross the road using the pelican crossing. Keep the Ambulance station on your left and follow the pavement into Board Cross. The property will be seen on the right hand side corner.



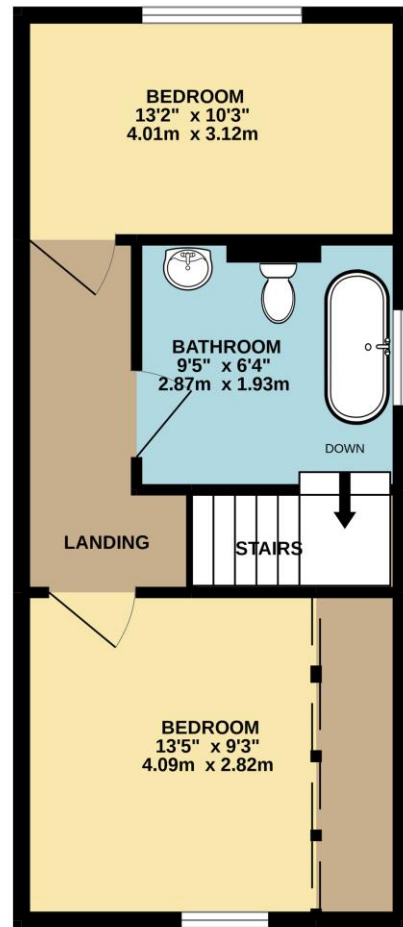




GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

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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