

1 Whitstone House,

Shepton Mallet, BA4 5LX



£215,000 Leasehold

An amazingly spacious two bedroom two bathroom apartment in Grade II Listed property, with many original features, allocated parking and gardens. Internal viewing is highly recommended.

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 2  1  2 EPC C

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DESCRIPTION

Approached via its own entrance through the original front doors, this wonderfully spacious ground floor apartment has many original features. On entering the entrance hall, you instantly get a feeling of the space this property has to offer. To the left, the entrance hall opens out to a dining hall which leads onto the kitchen, utility and the door to the sitting room. The kitchen has been updated with a range of matching units and marble worktops incorporating single drainer sink unit, integrated dishwasher, canopy and space for range cooker. The tiled floors continue into the adjoining utility room where there is space for a free standing fridge / freezer, space and plumbing for washing machine and door to the family bathroom. Fitted with a white suite of high level wc, off set corner bath with mixer tap shower attachment, pedestal wash hand basin and low level wc. The south facing sitting room is of generous proportions with French doors opening out to the decked seating and onto the garden. At the opposite end of the hall are two double bedrooms both with built in cupboards, the master bedroom has an original marble fireplace. Completing the accommodation is the shower room fitted with low level wc, pedestal wash hand basin and tiled shower cubicle.

The property has many character features throughout including high ceilings and sash windows. Secondary glazing has been fitted to the windows.



OUTSIDE

The front gardens are lawned enclosed by railings with a flagstone path leading up stone steps to the front entrance doors. Created by the current owners, the side and rear gardens have been planted with a lawn and a variety of plants to create all year round colour. A pergola adds height and interest.

AGENT'S NOTE

The property is Leasehold with a 999 year Lease commencing 2017 with a nil rent.

The Maintenance cost for the past year was £985.

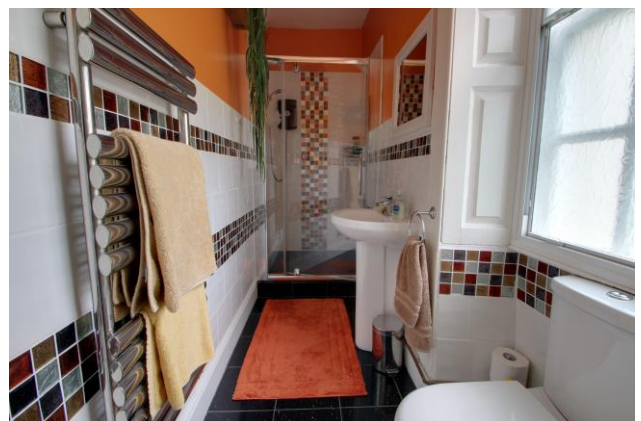
The access to the cellar is in the corner by the house wall and can only be accessed by the Freehold and his contractors as and when required.

ADDITIONAL INFORMATION

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

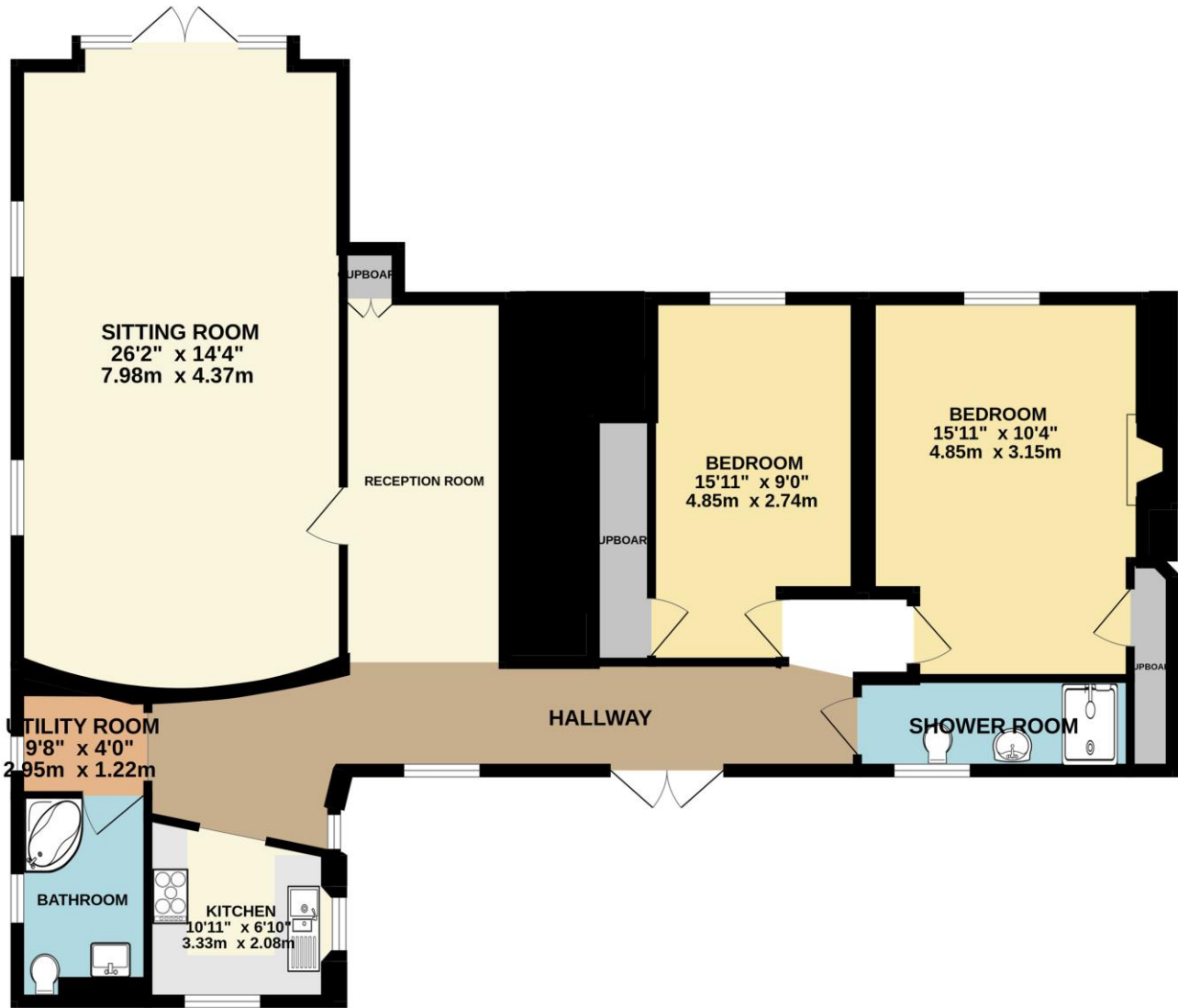
LOCATION

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.





GROUND 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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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