

Hobbs Road

Shepton Mallet, BA4 4LR

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£305,000 Freehold

A very well-presented end terrace three bedroom property, forming part of the popular Tadley Acres development, offering good sized accommodation to include downstairs cloakroom, and ensuite shower room to the main bedroom. The property has an enclosed rear garden, off road parking and garage. Viewing is recommended as offered with no onward chain.

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 3  1  2 EPC TBC

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DESCRIPTION

On entering the property the entrance hall gives access to the kitchen, sitting / dining room, a downstairs cloakroom and the staircase rising to the first floor. The kitchen has been fitted with a range of base drawer and wall units with work surfaces, integrated appliances including fridge / freezer, double oven, gas hob and canopy. There is also plumbing and space for a slimline dishwasher and washing machine. The sitting / dining room is nicely proportioned with an understairs storage cupboard, a window and french doors opening into the south facing rear garden.

The first floor offers a master bedroom with a ensuite shower room and two built in single wardrobes, a further double bedroom and a good sized single bedroom. The family bathroom is fitted with a modern white suite comprising panelled bath, pedestal wash hand basin and low level wc.

The property also benefits from a gas heating system with radiators and double glazing.

OUTSIDE

The enclosed south facing rear garden is landscaped for low maintenance with paved seating areas, planted shrubs, and pergola covered with a wysteria. A gate leads from the garden to the parking and single garage.

The single garage has up and over doors, roof storage space, power and light.

LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset close to the cities of Wells, Bristol and Bath. Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, leisure centre, lido, a choice of pubs and restaurants, dentists and doctors, and a Grade I Listed church. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

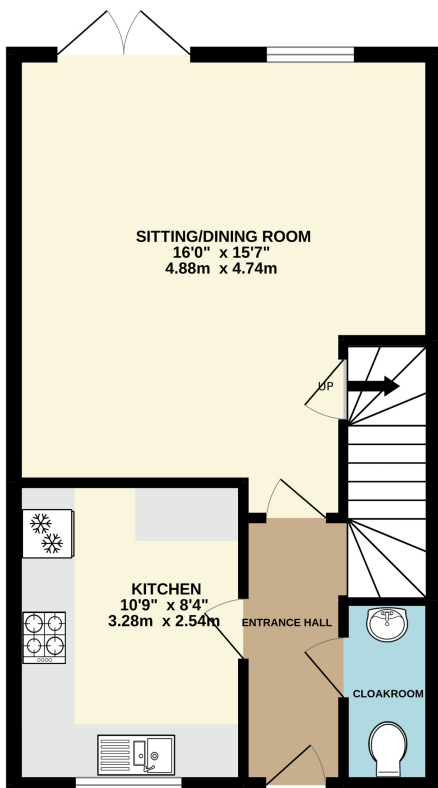
DIRECTIONS

From our office, proceed to the end of the High Street and continue straight on into Cannard's Grave Road.. Follow the road to the next roundabout and take the first exit onto Whitstone Road). Take the first turning on the left hand side into Hobbs Road. Continue along and follow the road around to the right. The property will be seen on the left hand side before the turning into Mistletoe Lane.

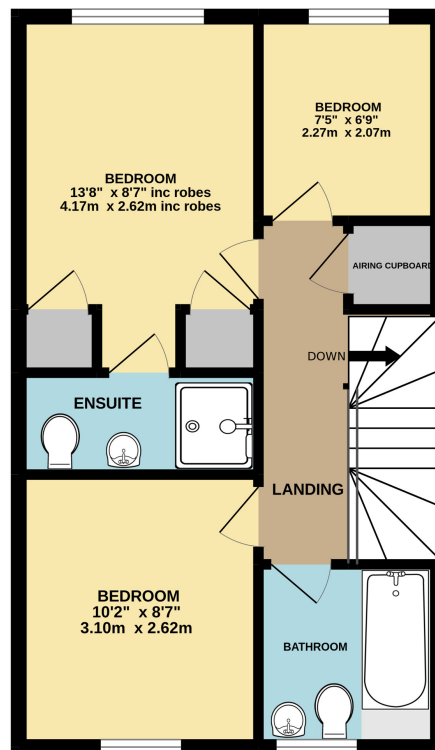




GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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