

45 Southfield Road, Shepton Mallet, BA4 5XF

COOPER
AND
TANNER



£315,000 Freehold

An extended semi-detached bungalow in quiet residential area of similar properties offering well proportioned accommodation in good order throughout with enclosed garden, garage and driveway parking. Conveniently located a short walk from the town centre.

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DESCRIPTION

This extended bungalow is set in a quiet cul de sac of similar properties being a short walk to the town's amenities.

A storm porch leads to the double glazed entrance door and on into the central hallway where there is a hatch to the roof space, the gas boiler and doors leading off to the principal rooms.

The two double bedrooms are located to the front of the property, both with double glazed windows and radiators. At the end of the hallway is the modern shower room fitted with ceramic tiling, a white suite of low level, pedestal wash hand basin and corner shower cubicle. Enjoying a view of the garden the sitting room is south facing with ornamental fireplace.

Across the hall is the formal dining room which opens out to the extension which creates a 2nd sitting room and could also be used as a study/hobby room. From the dining room there is access into the kitchen which is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit, work surfaces, electric cooker point, integrated fridge / freezer and washing machine and electric cooker point. Completing the accommodation is a double glazed rear porch with door to the rear garden.

NOTE TO PURCHASERS

The loft has been boarded with ladder and 4 rooflights and could provide additional accommodation subject to any building regulations.

OUTSIDE

A low wall encloses the front garden which is planted with a variety of herbaceous plants and shrubs. Double gates lead to the off road parking, path to the front entrance door and gives access to the single garage. The south facing rear garden is level and comprises a paved terrace and lawn with well stocked borders.

The single garage has up and over door, power and light connected.

ADDITIONAL INFORMATION

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

LOCATION

The historic market town of Shepton Mallet is with easy commuting distance of Bristol, Bath, Frome and Wells. Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, lido, a choice of coffee shops and restaurants, dentists and doctors. or those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

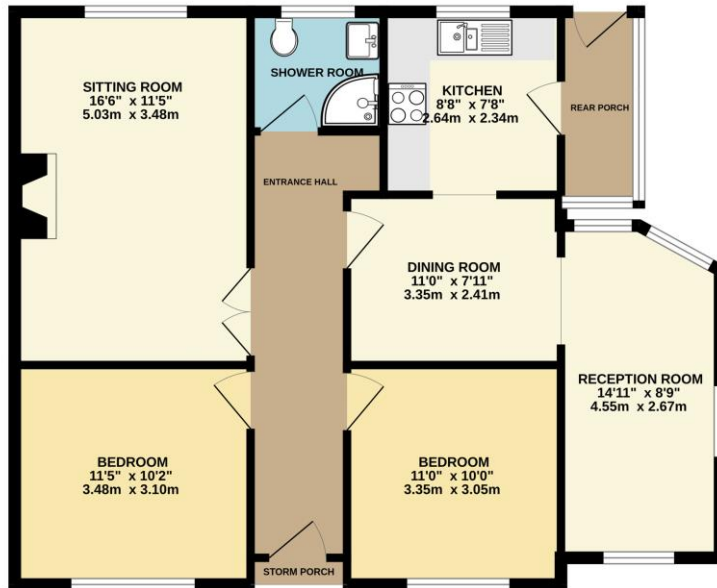
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the roundabout and turn left onto Market Street. Continue to the Tesco roundabout and turn right onto West Shepton. Take the second turning left into Southfield Road and at the T-junction turn right. Follow the road around to the left and the property will be seen on the left hand side just before the turning circle.

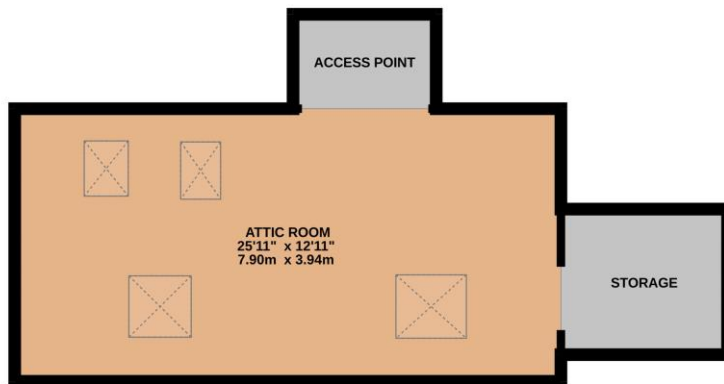




GROUND FLOOR



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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