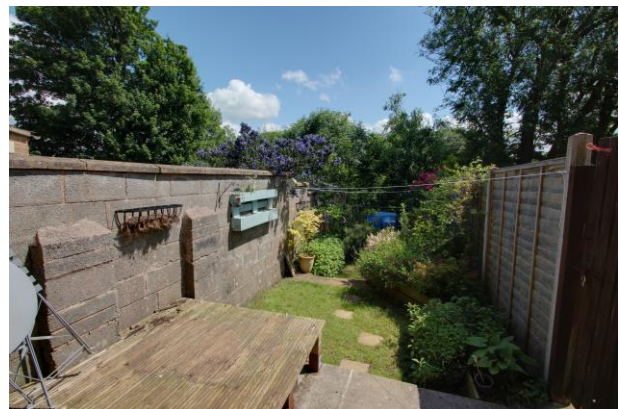


37 Willow Drive,

Shepton Mallet, BA4 5JU

COOPER
AND
TANNER



£265,000 Freehold

A unique three bedroom property in a quiet cul de sac on the western side of the town with a larger than average garden and parking for several vehicles. Viewing recommended as offered for sale with no onward chain.

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 3  1  1 EPC C

£267,000 Freehold

DESCRIPTION

A double glazed door leads into the light and airy sitting / dining room with wood effect flooring and a double glazed window to the front. A staircase rises to the first floor with understairs cupboard, and a door leads into the kitchen / diner, which is fitted with a range of modern base, drawer and wall units incorporating a single drainer sink unit, a wall mounted gas boiler, space for a free standing fridge / freezer, electric cooker, space and plumbing for washing machine. Located at the rear of the property this room enjoys a view over the garden with access through a double glazed door. There is also space for a small table and chairs.

On the first floor the central landing gives access to all rooms. There are two double bedrooms and a good sized single bedroom. Completing the accommodation is the family bathroom which is fitted with a modern white suite of panel enclosed bath with shower screen, monsoon and diverter showers, a wash hand basin inset into a vanity unit and a low level wc. There are two built in storage cupboards.

OUTSIDE

The front garden is laid to lawn edged with lavender bushes with path to the front door. The larger than average rear garden is "L" shaped and landscaped into different zones. There is a decked and paved seating area directly outside the property, steps and a lawn path zig zags through the well-stocked raised flower beds to the paved terrace providing further seating, from here the garden stretches out to the right and has a raised bed, a stone path and a shed. This area is very private and could be used to grow vegetables. A brick pavia driveway leads under the arch into the allocated parking area. A pedestrian gate leads into the rear garden.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet is located close to the cities of Wells, Bristol and Bath and offers a range of local amenities and shopping facilities including a range of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors. For those travelling by train, Castle Cary and Frome offer mainline stations with direct services to London Paddington.

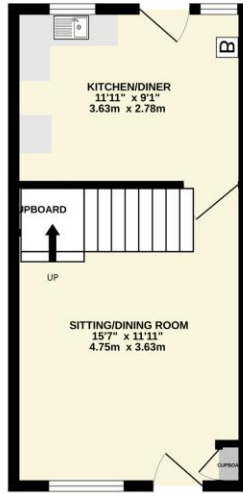
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road and continue across the mini roundabout and travel down Pike Hill. Turn left opposite The Horseshoe Public House and follow the road upwards along St. Peter's Road. Willow Drive is the 1st turning on the left. Proceed to the end where the property will be seen on the left hand side.

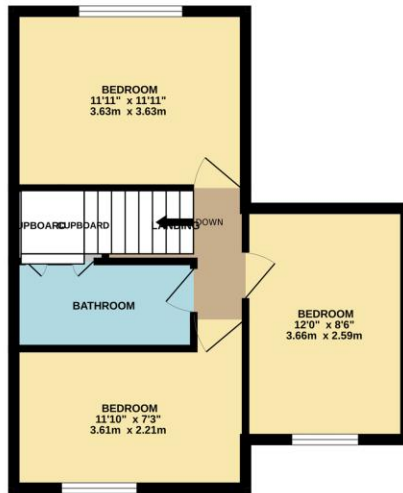




GROUND FLOOR



1ST FLOOR



WILLOW DRIVE

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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