

6 Hollies close,

Shepton Mallet, BA4 5LG



£227,500 Freehold

In a tucked away location close to the town centre this end terraced two bedroom property offers downstairs cloakroom, garden room, enclosed garden and an allocated parking space. Viewing recommended as offered with no onward chain.

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 2  2  1 EPC C

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DESCRIPTION

The property is entered through a double glazed door into the entrance porch where a further door leads into the spacious tiled entrance hall.

Doors lead to the principal rooms and a staircase rises to the first floor. The kitchen is fitted with a range of base, drawer and wall units incorporating single drainer sink unit, electric cooker point, cooker hood, space and plumbing for washing machine. There is a double glazed window to the front and a serving hatch to the sitting / dining room. The downstairs cloakroom is fitted with a white low level wc and could be converted into a downstairs wet room or utility room if required. The spacious sitting / dining room has an ornamental fire surround, mantel and hearth, a porthole style glazed panel and double glazed patio doors to the conservatory. Being south facing and double glazed, the conservatory enjoys a view over the rear garden and has a radiator.

On the first floor, the master bedroom is located to the rear of the property, with vaulted ceiling, beams and double glazed windows enjoying a view over the garden and communal gardens. The smaller double bedroom is at the front of the property with vaulted ceiling, built in wardrobes and cupboard housing the gas boiler. Situated between the two bedrooms, the bathroom is fitted with a white suite of panel bath with shower, low level wc and pedestal wash hand basin.

OUTSIDE

The allocated parking is accessed from The Batch, before reaching the bottom of the hill into Leg Square. From here, follow the path through the archway into the communal gardens. The property will be seen to the left hand side. The pathway continues through the communal gardens. On reaching the wooden door inset into the wall, pedestrian access is then gained into the churchyard of St Peter and St Pauls Church. If you walk through the churchyard you can then reach the Market Place.

AGENT'S NOTE

Annual service charges payable of approx. £700 per annum.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council tax band B

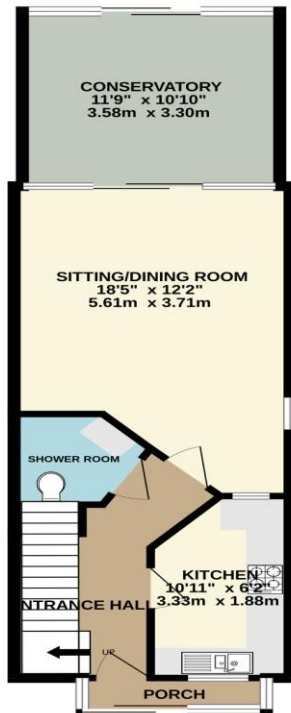
LOCATION

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. From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout and turn right onto Rectory Road. Take the next turning right into The Batch and follow this road to the left, into Peter Street. Before reaching the bottom of the hill into Leg Square the driveway into Hollies Close is on the right hand side.

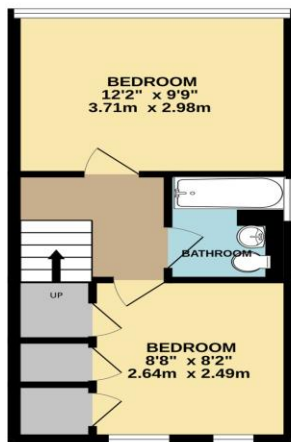




GROUND FLOOR



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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