

Barrendown Lane

Shepton Mallet, BA4 5LR

COOPER
AND
TANNER



£285,000 Freehold

Situated in a quiet pedestrian location with no vehicular access, this character three bedroom property has a good sized south facing garden. Potential to extend (STPP). Internal viewing recommended.

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 3  2  1 EPC E

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DESCRIPTION

The entrance door leads into the sitting room, which has a feature open fireplace with hearth, mantel and surround, exposed floorboards, stairs rising to the first floor and door to the kitchen. Fitted with matching units and incorporating Belfast style sink, wooden work tops, integrated fridge, ceramic hob, oven and cooker hood. A large archway leads into the dining room with ornamental fireplace and wood floors. From the kitchen a door leads to the side hall and to the lean-to providing a separate store and utility room with plumbing for washing machine.

On the the first floor the landing has exposed floorboards and doors to all rooms. The two double bedrooms have exposed floorboards and enjoy views over the garden. One of the bedrooms has a corner cupboard. There is a further good sized bedroom currently used as a dressing room with exposed floor boards.. There is also a modern shower room with low level, wash hand basin inset into vanity unit and shower cubicle.

COUNCIL TAX BAND C

OUTSIDE

A pale blue painted wooden gate leads to the shared path running in front of the other two properties, with a private gate leading into the enclosed garden at the end. The good sized rear garden is south facing and comprises lawn, planted shrubs and various seating areas. There is an outhouse which can be accessed from the kitchen and the garden. There is no vehicular access to the property, only access via the Barrendown Lane footpath reached either from Lower Lane or Princes Road. On road parking is available in Princes Road or Leg Square.

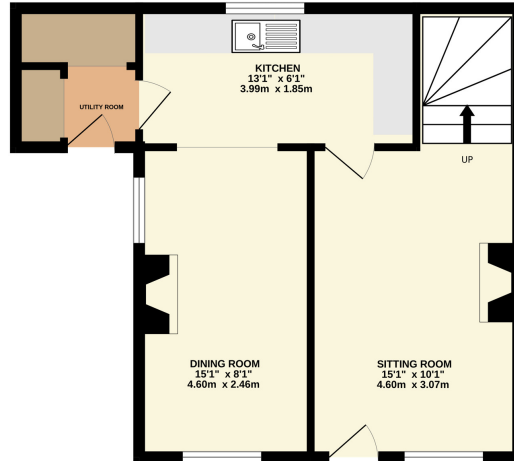
LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

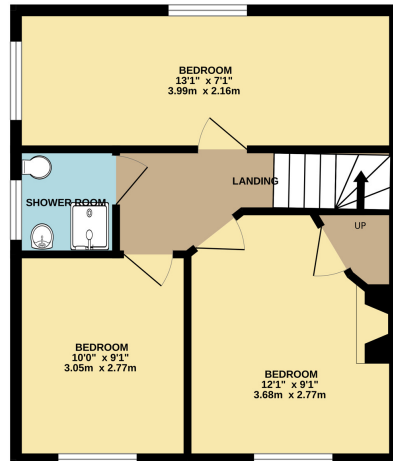




GROUND FLOOR



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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