3 Collett Avenue,
Shepton Mallet, BA4 5PL

£389,950 Freehold

This attractive 1930's style family home is located in one of the most desirable roads within the town. Situated close to Collett Park and the centre of town. The property offers good sized accommodation, large garden, off road parking and garage. Viewing recommended as offered with no onward chain.

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DESCRIPTION

Located in one of the most desirable roads of Shepton Mallet, close to Collett Park, the town centre and local amenities. The property offers on the ground floor semi open plan accommodation with utility / side porch and downstairs cloakroom.

You enter into the spacious entrance hall with staircase rising to the first floor, understairs area and door to the spacious sitting / dining room. Located to the front, the sitting room has a double glazed bay window affording lots of natural light which opens into the dining area with a decorative stone chimney breast, side returns, mantels and an inset electric fire. There is ample space in this room for sofas, dining table and chairs. Patio doors lead out to the double glazed conservatory with views over the large garden. An archway leads into the kitchen, which is fitted with a range of base, drawer, wall and glazed units incorporating stainless steel single drainer sink unit and work surfaces. There is an integrated electric hob, single oven and cooker hood. There are double glazed windows to side and rear, pine panelled ceiling and a double glazed door to the side hall / utility room. Fitted with two base units and extensive countertop, there is space and plumbing for the washing machine and dishwasher. Double glazed doors lead to the front and rear gardens, and door to the cloakroom with low level wc and wash hand basin.

On the first floor, the spacious landing provides you with access to the three bedrooms. The master bedroom has a fitted range of wardrobes; bedroom two has floor to ceiling wardrobes with wall mounted gas boiler and dressing table; bedroom three is a good sized single bedroom. Completing the accommodation is the family bathroom fitted with a suite of low level wc, pedestal wash hand basin, and panel enclosed bath with shower and screen.

OUTSIDE

The front garden is fully enclosed and laid to lawn with paved path to the front entrance door and further door to the side hall / utility.

The larger than average mature rear garden is landscaped to comprise decked and gravelled seating areas. A gravelled path meanders through the garden past the borders and areas of lawn to the bottom of the garden. A pedestrian gate leads to the parking for two cars which are alongside the detached garage with an up and over door.

ADDITIONAL INFORMATION

Gas fired heating system with a combi boiler. All mains' services are connected. Council Tax Band C.

LOCATION

The historic market town of Shepton Mallet offers a range of facilities and is within easily commutable distance to the nearby centres of Wells, Frome, Bruton, and Castle Cary with its mainline station with direct services to London Paddington. The larger centres of Bath and Bristol are also within travelling distance.

DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and on into Charlton Road. Continue past Whitstone School. Take the right turn into Collett Avenue where the property is on the right hand side. Access to the parking and garage is via Drill Hall Lane, which is the next turning on the right (just after Collett Avenue).
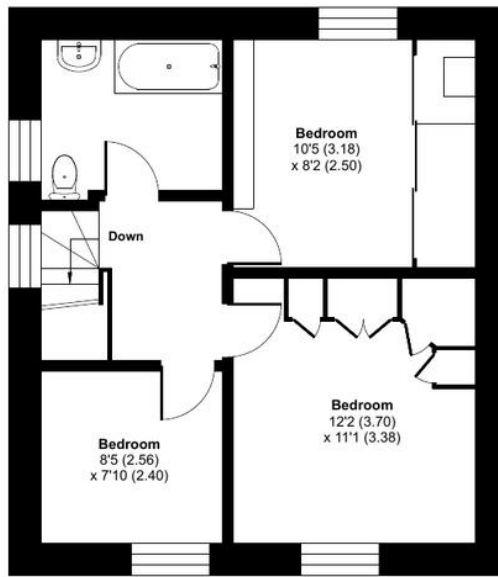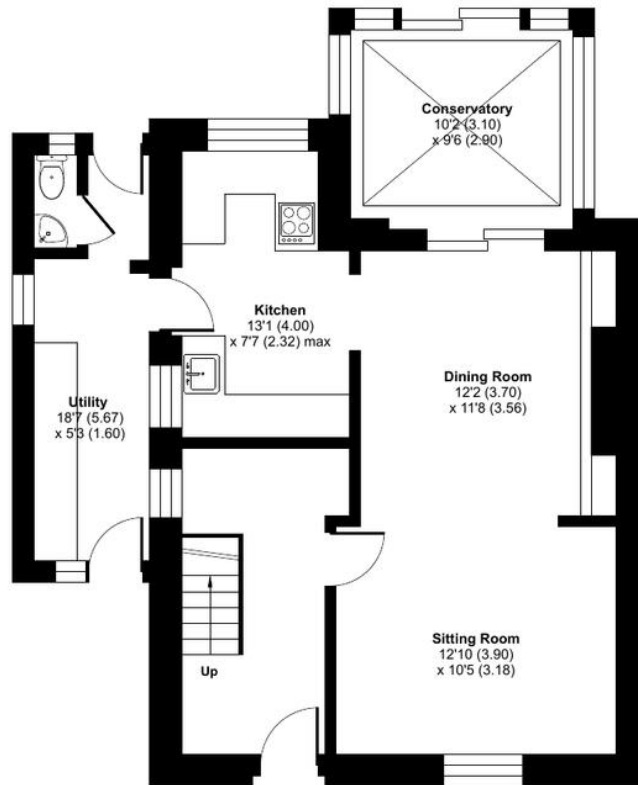
Collett Avenue, Shepton Mallet, BA4

Approximate Area = 1178 sq ft / 109.4 sq m

For identification only - Not to scale

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FIRST FLOOR

Bedroom
10'5 (3.18)
x 8'2 (2.50)

Down

Bedroom
12'2 (3.70)
x 11'1 (3.38)

Bedroom
8'5 (2.56)
x 7'10 (2.40)

GROUND FLOOR

Conservatory
10'2 (3.10)
x 9'6 (2.90)

Kitchen
13'1 (4.00)
x 7'7 (2.32) max

Utility
18'7 (5.67)
x 5'3 (1.60)

Dining Room
12'2 (3.70)
x 11'8 (3.56)

Up

Sitting Room
12'10 (3.90)
x 10'5 (3.18)

COOPER AND TANNER

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