

34 Board Cross, Shepton Mallet, BA4 5DX



£185,000 Freehold

An end terrace character cottage, renovated and refurbished to include a fitted kitchen and first floor shower room. The outdoor space could be used for parking or a courtyard garden. Offered with no onward chain.

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 2  1  1 EPC TBC

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DESCRIPTION

The property has been refurbished to include a new kitchen, shower room, downstairs cloakroom and gas radiator heating system.

A tile hung storm porch and double glazed entrance door leads into the open plan kitchen / sitting / dining room with double glazed windows to front, painted ceiling beams and flagstone floors. The kitchen area is fitted with a modern range of base and drawer units with wooden work surfaces incorporating a single drainer sink unit, ceramic hob, and oven. There is space and plumbing for washing machine, A cupboard houses the gas combi boiler and provides storage, there is also a downstairs cloakroom fitted with low level wc and wash hand basin.

A door and staircase leads to the first floor where a landing gives access to the two bedrooms, a double and a good sized single. Completing the accommodation is the modern shower room fitted with a white suite of low level wc, pedestal wash hand basin set on vanity unit and a twin shower cubicle.

OUTSIDE

The property is approached from the pavement. The area to the right could be used to provide off road parking with a small garden area to the rear. Alternatively this space could be enclosed to recreate a garden or have hinged gates to provide the best of both worlds.

ADDITIONAL INFORMATION

Gas combi boiler radiator heating. Mains water, electricity, gas and drainage are connected. Council Tax Band A.

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities to include a range of supermarkets and independent shops. The town is well placed for travelling to the centres of Wells, Bristol, Bath and Castle Cary with its mainline station to Paddington London.

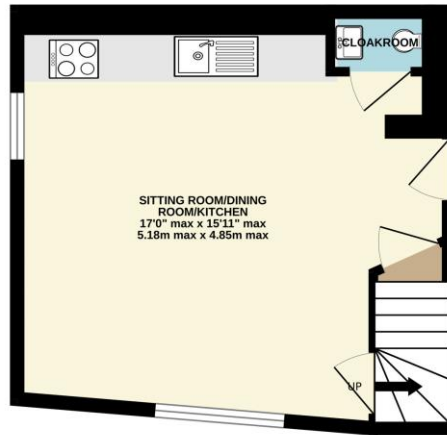
DIRECTIONS

From the Cooper and Tanner office proceed on foot along Commercial Road to the mini roundabout. Turn left onto Old Market road, and cross the road using the pelican crossing. Keep the Ambulance station on your left and follow the pavement into Board Cross. Turn left and the property will be seen on the right hand side.

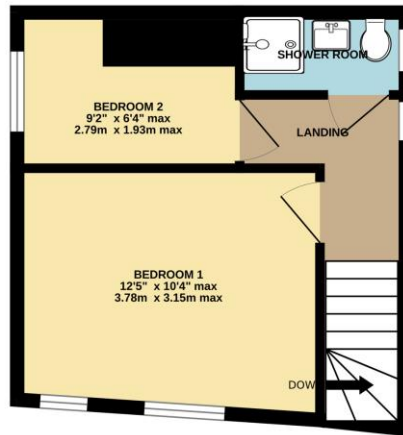




GROUND FLOOR



1ST FLOOR



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