

21 Bourke Road,

Shepton Mallet, BA4 4FS

COOPER
AND
TANNER



Offers In Excess Of £295,000 Freehold

Situated in the last phase of Tadley Acres, this well proportioned three-bedroom semi-detached property presented in good order offers master bedroom with ensuite, kitchen / dining room, utility and cloakroom. The property also has an enclosed garden, single garage and off road parking.

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 3  1  2 EPC C

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DESCRIPTION

This semi detached house occupies a corner plot and offers good sized well presented accommodation with enclosed garden, single garage and driveway.

You enter the property directly into the entrance hall with staircase rising to the first floor and door to the sitting room with dual aspect windows, wood flooring, understairs cupboard and door to the kitchen / dining room. Located to the rear and overlooking the garden, the kitchen is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit, eye level single oven, ceramic hob, canopy, integrated fridge / freezer, space and plumbing for dishwasher. There is space for a family sized table and chairs. French doors leads out to the rear garden and an archway leads into the utility room with matching units, plumbing and space for washing machine, wall mounted gas boiler and door to the downstairs cloakroom which is fitted with a low level wc and a wash hand basin.

On the first floor, there is a spacious landing with two built in cupboards, and doors to the three bedrooms and family bathroom. The master bedroom has built in mirror fronted double wardrobe and an adjoining ensuite shower room with twin shower cubicle, low level wc and pedestal wash hand basin. The family bathroom has a white suite comprising panel enclosed bath, low level wc and wall hung wash hand basin.

OUTSIDE

The front garden is enclosed by railings and designed for low maintenance. The single garage is located to the right hand side of the property, being the right hand garage of the pair. There is driveway parking for two cars in front of the garage. The fully enclosed low maintenance rear garden comprises paved and gravelled terrace, artificial grass and a decked seating area. There is a wooden gate giving pedestrian access to the side of the property.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax band C. There is a maintenance fee of £190.00 pa.

LOCATION

The historic market town of 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, leisure centre, lido, a choice of pubs and restaurants, dentists and doctors, and a Grade I Listed church. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

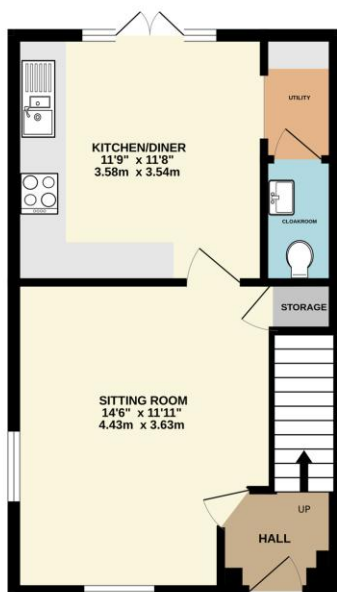
DIRECTIONS

From the Cooper and Tanner office, proceed to the end of the High Street and continue straight on into Cannard's Grave Road. Follow the road to the next roundabout and take the first exit onto Whitstone Road. Take the first turning on the left into Hobbs Road. Continue along and follow the road around to the right. Take the first left after the corner into Mistletoe Lane. At the end of road turn left, into Bourke Road. The property will be seen on the left hand corner.

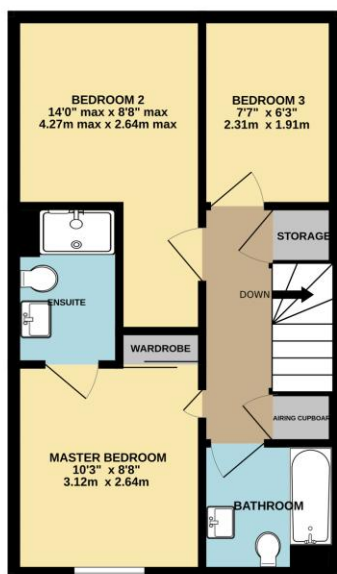




GROUND FLOOR



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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