

# Flat 3, Mayfair House,

Charlton Road, Shepton Mallet, BA4 5PH



£145,000 Share of Freehold

An impressive ground floor apartment in a converted Victorian house with many character features and allocated parking for one car. Situated close to the local amenities. Internal viewing recommended as offered with no onward chain.

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#### DESCRIPTION

Mayfair House is a Victorian house converted into 6 apartments retaining many features throughout and this ground floor apartment is no exception.

A communal door leads into the communal entrance hall where a door leads into the apartment.

The property is entered into a spacious entrance hall which has a tiled floor, space for coats, shoes and doors to all rooms. Located to the front, the spacious sitting / dining room has high ceilings, decorative coving, a feature fireplace with a gas coal effect fire, wooden surround and mantel. Sash windows allow this room to be flooded with natural light. This generously sized room has ample space for dining table, chairs, sofas and occasional furniture. Adjoining this room, is the kitchen which is fitted with a range of base, drawer and wall units incorporating a stainless steel single drainer sink unit, work surfaces, built in ceramic hob, oven, cooker hood, space for free standing fridge / freezer, space and plumbing for washing machine. Across the hall, the master bedroom, has high ceilings, decorative coving and natural light flooding in through the sash windows. The bathroom is fitted with a panel enclosed bath with mixer tap shower attachment, low level wc and wash hand basin in vanity unit.

#### OUTSIDE

A wrought iron arch spans the entrance into the property and to the allocated parking. There is one space per apartment.

#### ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band A. This property is a Share of Freehold. The Leasehold details are 999 year Lease commencing 1/1/1989. Ground Rent 10pence pa (not collected). Annual Charge - £692.78 to include Buildings Insurance, Communal Maintenance and light.

#### LOCATION

The historic market town of Shepton Mallet is located close to the centres of Wells, Frome, Bristol, Bath, Bruton and Castle Cary with its mainline station to Paddington, London. Shepton Mallet offers a range of local amenities and shopping facilities

#### DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street and on into Charlton Road. Continue past the Collett Park and Whitstone School. At the traffic lights with the A37, proceed straight across signposted to Frome). Take the first turning on the left into Victoria Grove. Mayfair House will be seen on the Left hand Side.





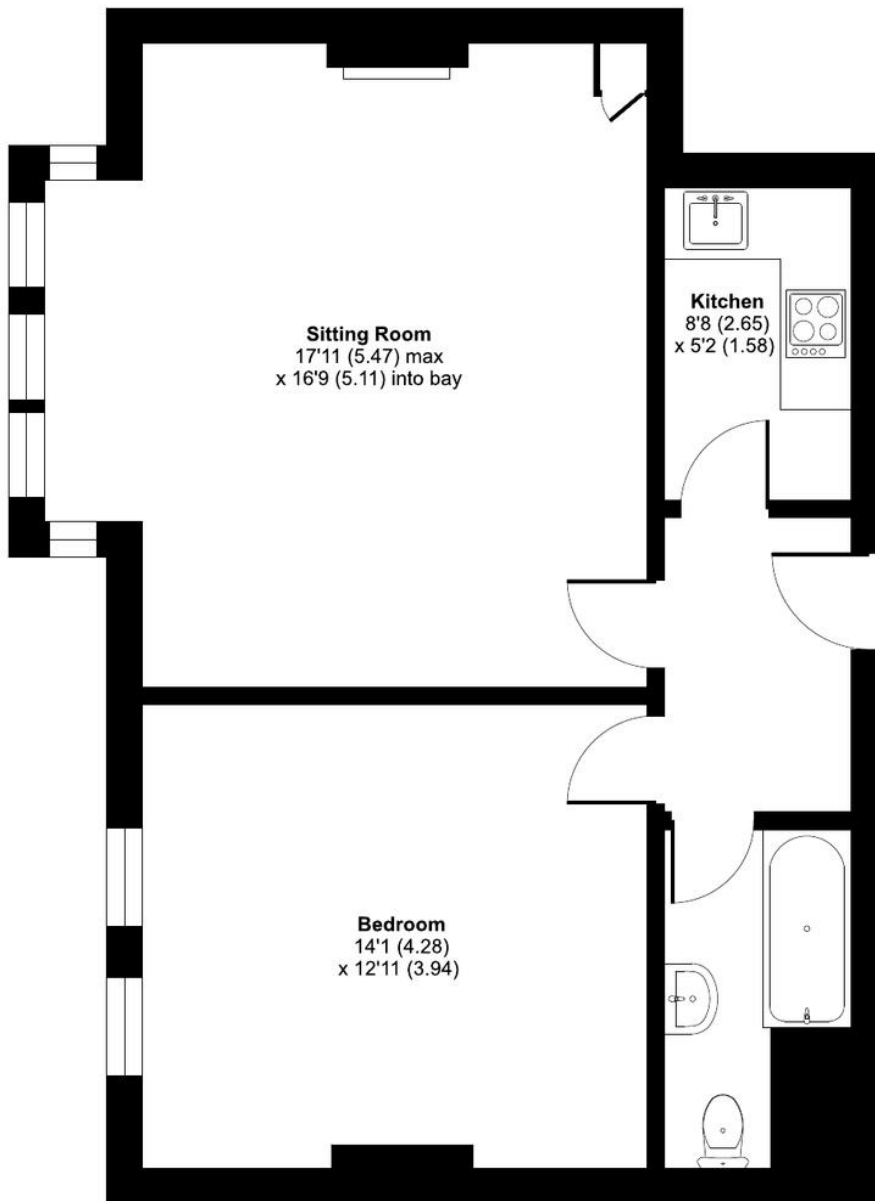




## Charlton Road, Shepton Mallet, BA4

Approximate Area = 621 sq ft / 57.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n'checon 2025. Produced for Cooper and Tanner. REF: 1380298

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