

Flat 5 Mayfair House,

Charlton Road, Shepton Mallet BA4 5PH



£155,000 Share of Freehold

Forming part of an attractive period building this unique and spacious first floor apartment is one of six individual apartments. Presented in good order throughout and has the benefit of off road parking for one car within the communal residents' car park.

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£155,000 Freehold

DESCRIPTION

Storm porch with entry phone system and a shared entrance door into a communal entrance hall with staircase to the first floor landing. The property is accessed via a private entrance hall with doors to built in storage cupboard, sitting room, kitchen / dining room and cloakroom housing low level wc and wash hand basin. The kitchen/breakfast room is fitted with a range of matching base, drawer, wall and glazed units incorporating stainless steel single drainer sink unit and work surfaces. There is an integrated ceramic hob, oven and cooker hood; plumbing for washing machine and a wall mounted gas boiler providing the radiator heating and hot water. There is space for freestanding fridge / freezer, table and chairs. The key focal points of this room are the wood burner recessed into the original fireplace and the amazing view over the local viaduct and the countryside views beyond. A door leads through to the inner hall. Adjoining the kitchen is a generous sized sitting/dining room with decorative coving, high ceilings and superb views through the two double glazed windows of the local viaduct and countryside beyond. The inner hall can provide an ideal study area with windows to the front, allowing in plenty of natural light. Doors from the study lead into the dressing room and into the bathroom which is fitted with a white suite of low level wc, pedestal wash hand basin, enclosed bath with mixer tap shower attachment and feature glass block panel. The dressing room has a large walk in shower cubicle and a walk in cupboard. Linking through from here is the bedroom, fitted with a range of walk in wardrobes providing useful storage and giving access to the eaves storage.

OUTSIDE

A communal residents' car park to the front of Mayfair House provides off road parking for one car. On street parking in Victoria Grove is also often available for visitors.

ADDITIONAL INFORMATION

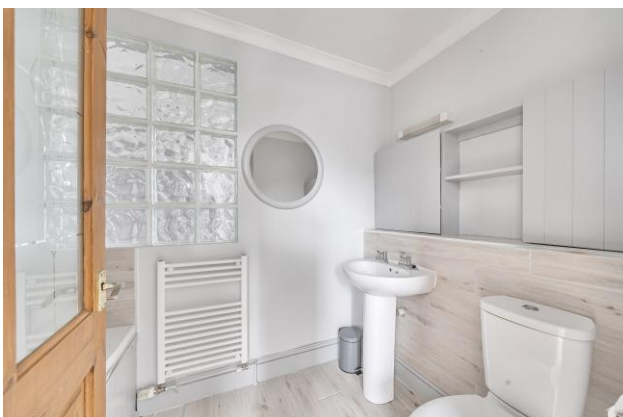
Gas fired heating. All mains' services are connected. Council Tax Band A. This property is a Share of Freehold. The Leasehold details are 999 year Lease commencing 1/1/1989. Ground Rent 10pence pa (not collected). Annual Charge - £692.78 to include Buildings Insurance, Communal Maintenance and light.

LOCATION

There are a range of local amenities within close proximity to the apartment as well as a larger range of amenities within the main area of the town; including a large supermarket, lido, fitness centres, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church. Castle Cary and Frome both have main line railway stations with direct services to London Paddington. Bristol Airport is also within an hours travelling distance.

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.

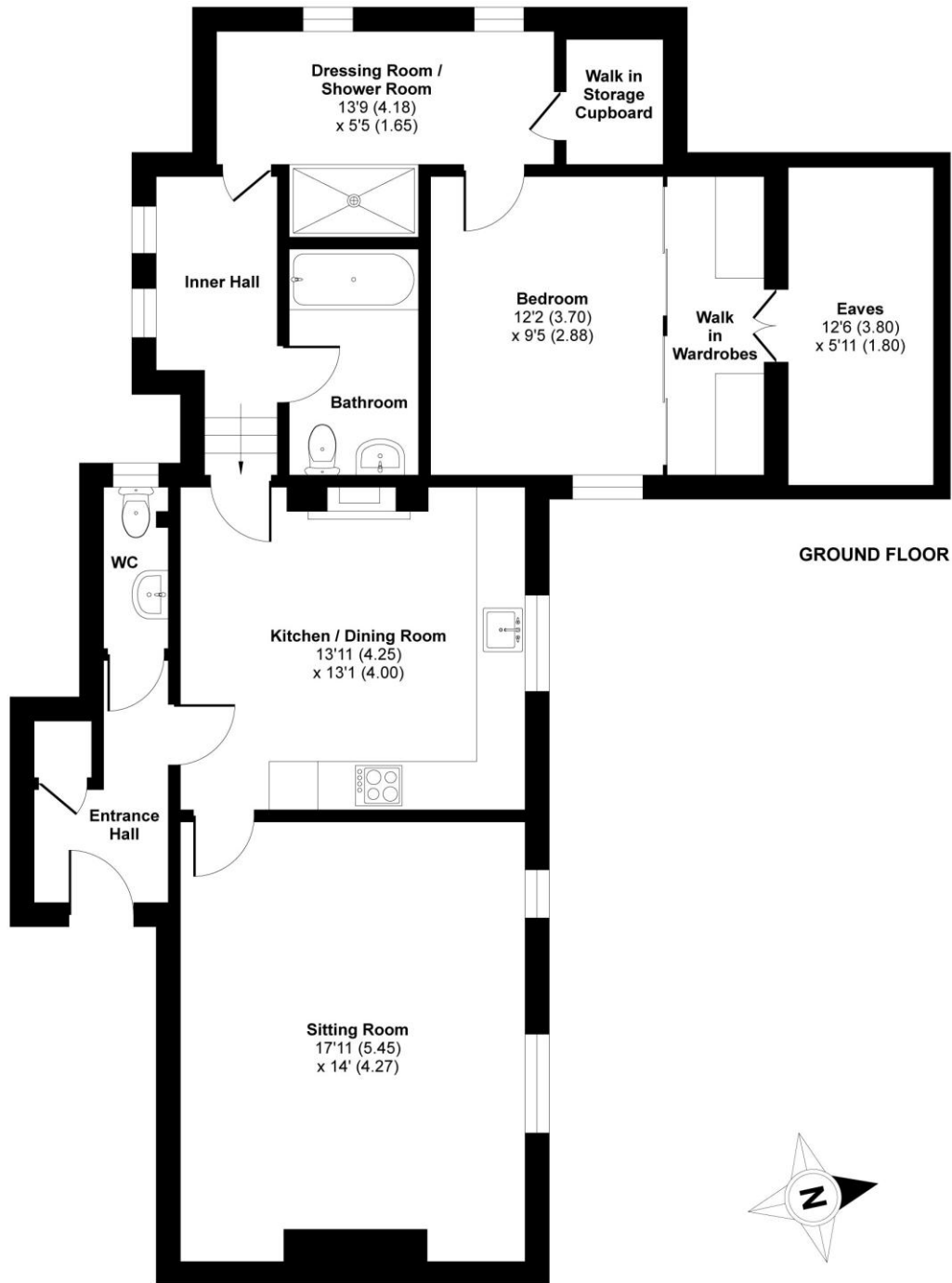




Charlton Road, Shepton Mallet, BA4

Approximate Area = 918 sq ft / 85.2 sq m (excludes eaves)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1415329

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