

16 Marsh Close,

Shepton Mallet, BA4 4LW



£300,000 Freehold

Situated in a quiet position within Tadley Acres, this well proportioned three-bedroom semi-detached property offers master bedroom with ensuite, kitchen / dining room, utility and cloakroom. Offered with no onward chain.

16 Marsh Lane, Shepton Mallet, BA4 4LW

 3  1  2 EPC C

Freehold

DESCRIPTION

A double-fronted three bedroom semi detached house with enclosed private garden, garage and gated driveway.

You enter the property directly into the entrance hall with staircase rising to the first floor, doors to the sitting room, the kitchen / dining room and to the downstairs cloakroom. The dual aspect sitting room has window to the front and French doors enjoying a view over the garden. Across the hall, the good sized kitchen / dining room has a "U" shaped kitchen which is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit, double oven, gas hob, canopy, integrated dishwasher, fridge and freezer. The formal dining area provides ample space for a family sized table and chairs. From the kitchen area an archway leads into the utility room with matching units, plumbing and space for washing machine, wall mounted gas boiler and door to the garden.

On the first floor there is a split landing which gives access to the three bedrooms, family bathroom and an airing cupboard. The master bedroom has built in wardrobes and an adjoining ensuite shower room with twin shower cubicle, low level wc and pedestal wash hand basin. Bedroom 2 is a good sized double bedroom and the 3rd bedroom is a small double currently used as an office. The family bathroom has a suite comprising panel enclosed bath with mixer tap, low level wc and pedestal wash hand basin.

OUTSIDE



To the rear of the property there is a good sized, fully enclosed and low maintenance rear garden with paved terraces, artificial grass and a variety of shrubs. Double gates lead into the driveway which provides parking and gives access to the detached garage with electric roller door, power, light, roof storage space and personal door to garden.

ADDITIONAL INFORMATION

Council Tax band D

Gas fired heating. All mains' services are connected.

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.

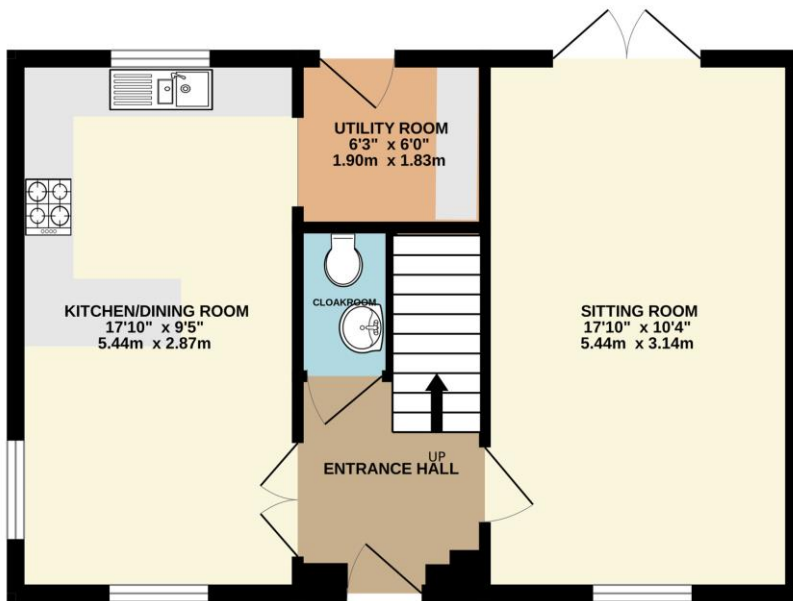
DIRECTIONS

From our 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 hand side into Hobbs Road. Continue along and follow the road around to the right. Parking in Hobbs Road there is an access to Marsh Close on the right hand side. Enter here and the property can be seen on the right.

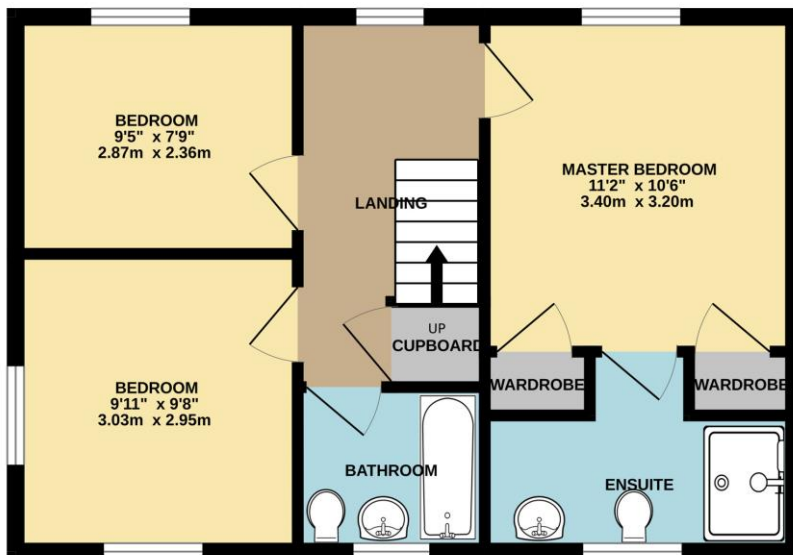




GROUND FLOOR



1ST FLOOR



SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

