

38 Kingsland Road, Shepton Mallet, BA4 5SF

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Offers in excess of £140,000 Freehold

An opportunity to purchase a double bedroom bungalow with enclosed garden and within level walking distance of the local corner shop and bus route. The property has been updated by the current owner with modern electric heaters.

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Offers in Excess £140,000 Freehold

DESCRIPTION

An opportunity to purchase a semi detached bungalow close to the town's facilities and within walking distance of the local corner shop. The property has been updated by the current owner to create an ideal double bedroom, single storey accommodation with modern electric heaters and enclosed garden.

A double glazed door leads into a central entrance hall which gives access to all rooms and has a built in cupboard. The bathroom is fitted with a white suite of panel enclosed bath with shower, low level wc, wash hand basin and double glazed window. Across the hall the kitchen has views over the front and side garden and is fitted with matching units incorporating single drainer sink unit, plumbing for washing machine and an electric cooker point. The sitting room is currently located to the side of the property with patio doors overlooking the enclosed garden but this has formerly been the bedroom. The double bedroom is now to the front of the property and enjoys views over the green from the double glazed bay window. The beauty of this property is that you can layout the accommodation to suit your preference. There is gas connected to the property should the new owner prefer to have a gas heating system.

Council Tax Band A and Freehold

OUTSIDE

To the front of the property there is a small green which is well maintained and gives an open outlook from the bedroom window. The property enjoys its own gardens to the front and side which have been landscaped for low maintenance incorporating a variety of shrubs, soft fruit bed and plants appreciated by following the meandering path. Although there is no allocated parking for the property there are parking laybys along Kingsland Road for the residents.

LOCATION

Kingsland Road is part of the Ridgeway development which is within walking distance of the traditional corner shop and the town's facilities but has the added benefit of being on a bus route. Shepton Mallet offers a range of supermarkets, independent shops, doctors surgeries and pharmacies.

ADDITIONAL INFORMATION

The property has main gas, electricity, water and drainage connected to the property. Council Tax Band A.

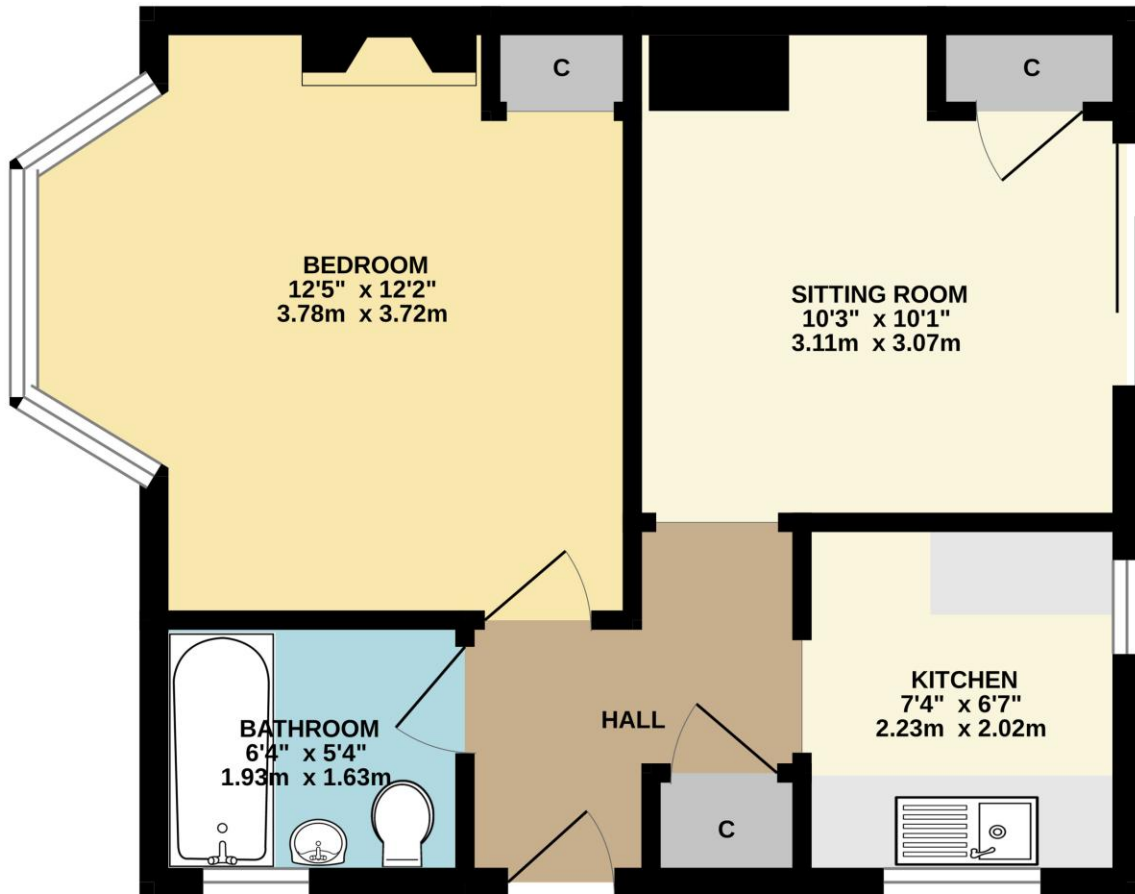
DIRECTIONS

From the office proceed along the Hight Street in a southerly direction. At the junction proceed into Cannards Grave Road keeping the Cenotaph on your right hand side. On the sharp left hand bend, take the central lane and turn right into Compton Road. Take the first right into Kingsland Road. The property will be seen as the first bungalow on the right hand side.





GROUND 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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