

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:

COOPER
AND
TANNER

36 Webber Road, Shepton Mallet, BA4 4AL



£285,000 Freehold

A three bedroom semi detached property with good sized accommodation, benefiting from downstairs cloakroom, gated driveway, single garage and an enclosed rear garden. Situated towards the edge of Tadley Acres and access to the town's facilities.

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 3  2  1 EPC To be renewed

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DESCRIPTION

Situated in an early phase of the popular Tadley Acres development and close to the Millenium Path which links through to Collett Park and to the town's facilities.

The property is entered from the front into the entrance hall with staircase rising to the first floor, door sitting room and door to the downstairs cloakroom which is fitted with a white suite of low level wc and wash hand basin. Located to the front of the property, the sitting room has an ornamental fireplace with inset electric fire on raised hearth with wooden surround and mantel. An archway leads into the dining room which has French doors to the garden and an opening to the adjoining kitchen, creating a semi open plan layout. The kitchen is fitted with an extensive range of matching base, drawer and wall units and work surfaces incorporating a single drainer sink unit, gas hob, oven, canopy, plumbing for washing machine and space for free standing fridge/freezer. There is a wall mounted gas combi boiler, a double glazed window and a double glazed door into the garden.

On the first floor the spacious landing has an airing cupboard, a hatch to the roof space and doors to all rooms. There are three bedrooms, two doubles both benefitting from built in wardrobes, and a good sized single bedroom. The family bathroom comprises a modern white suite of pedestal wash hand basin, low level wc and an offset double shower cubicle.

OUTSIDE

Double wooden gates gives access to the driveway parking and continues to the single garage with up and over door, roof storage space, personal door to rear garden, power and light connected. The front garden is gravelled for ease of maintenance. The rear garden is fully enclosed and also designed for low maintenance with gravelled and paved areas. There is a planted raised bed at the end of the garden.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C.

LOCATION

The historic market town of Shepton Mallet is situated close to the centres of Frome and the city of Wells. The larger centres of Bristol and Bath are also within easy travelling distance. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is approximately six miles.

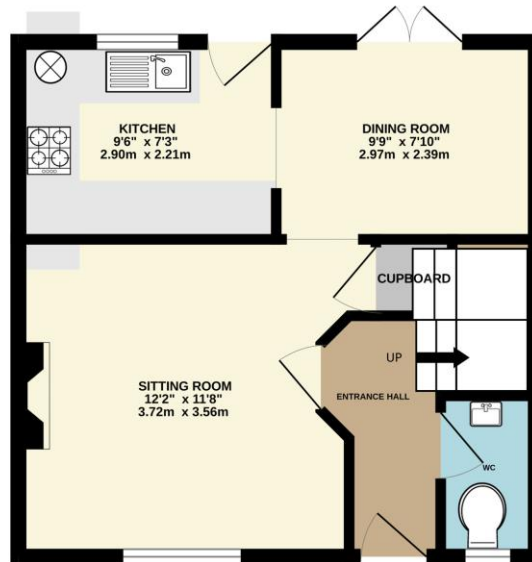
DIRECTIONS

Leave the Cooper and Tanner office, in an easterly direction along Charlton Road, (A361). At the traffic lights, turn right onto the Whitstone Road (A37). Take the first right hand turn into Webber Road. Proceed past the green on the right hand side, and continue past the turning into Four Acres. The property will be seen a short distance along on the right hand side.

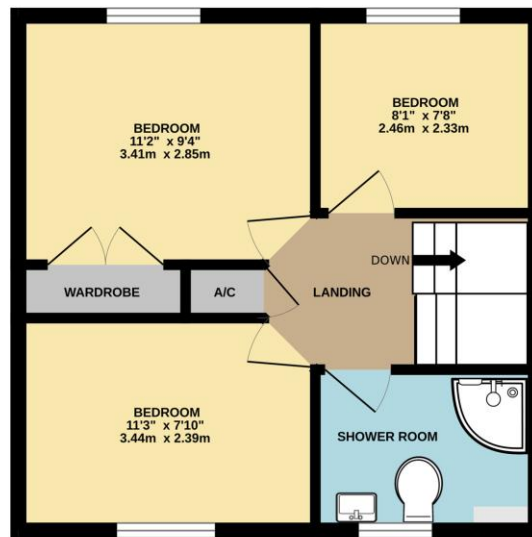




GROUND FLOOR



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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