

2 Western Court,

Shepton Mallet, BA5 5DQ

COOPER
AND
TANNER



£145,000 Leasehold with a share of Freehold

An amazingly light and airy spacious ground floor double bedroom apartment with views over the communal gardens, high ceilings, kitchen / breakfast room and parking. Internal viewing is highly recommended as offered with no onward chain.

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DESCRIPTION

Western Court comprises individual spacious apartments converted from what once was the former council offices as well as purpose built apartments located in two separate buildings.

The property has its own separate access door into the kitchen / dining room as well as having access through the communal entrance hall.

From the private entrance, you enter directly into the kitchen / dining room where the tiled floor compliments the range of base, drawer, wall and glazed units and work surfaces which incorporates a single drainer sink unit, ceramic hob, double oven, canopy, integrated fridge / freezer, space and plumbing for washing machine. There is also ample space for table and chairs. From here a door leads into the inner hall where doors give access to the bathroom, bedroom and sitting room. The spacious bathroom is fitted with a suite comprising panel enclosed bath with mixer tap shower attachment, low level wc and pedestal wash hand basin. The bedroom enjoys an outlook across the communal gardens and has a built in wardrobe. Also enjoying a view of the communal garden is the spacious sitting room which has an ornamental surround, laminate floor, high ceilings, and decorative coving.

The communal entrance hall has original tiled flooring, panelling to the understairs cupboard, staircase to the first floor apartment and main door to the outside.

OUTSIDE

The property enjoys communal gardens comprising mainly lawns and a seating area enjoying views. There is parking, outside security lights and a shared storage shed.

AGENT'S NOTE

The property is Leasehold with all 6 apartments owning a share of the Freehold.

Lease 999 year from 1986

Maintenance charges £70 pcm

Ground Rent £25pa

ADDITIONAL INFORMATION

Gas fired heating. Double glazing. All mains' services are connected. Council Tax Band B. Leasehold with share of Freehold

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

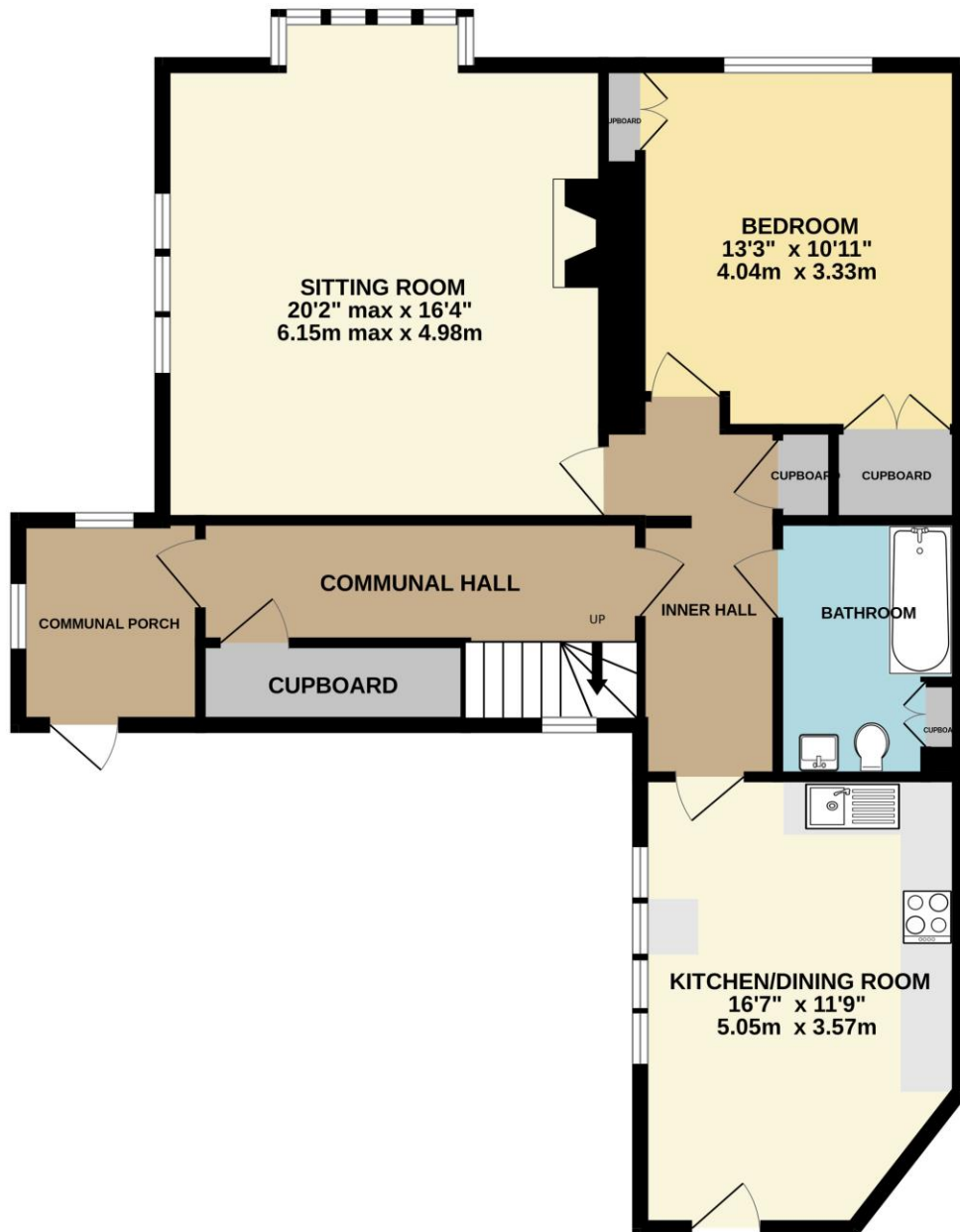
DIRECTIONS

From our office on High Street, proceed along Commercial Road to the mini-roundabout and continue straight across. Take the next turning on the left into Shaftgate Avenue. Take the first turning on the right into Western Court. There is parking either directly by the front door or in the larger parking area on the left 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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