

9 Garden Ground,

Shepton Mallet, BA4 4DJ

COOPER
AND
TANNER



Offers in Excess of £245,000 Freehold

Situated in a quiet location yet a pleasant walk away from Collett Park and the town's facilities, this well-proportioned semi-detached family home offers three bedrooms, downstairs cloakroom, gated driveway and garage. Viewing recommended as offered with no onward chain.

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 3  1  1 EPC D

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DESCRIPTION

Tadley Acres is a popular area on the south side of the town, close to the town's amenities, local schools, nursery groups and Collett Park.

The front of the property is in a quiet pedestrian with entrance door into the entrance hall with a staircase rising to the first floor and doors into the sitting / dining room and the downstairs cloakroom. The sitting / dining room is dual aspect with ornamental fireplace, surround, mantel and hearth incorporating an electric fire. French doors open out to the enclosed rear garden. Adjoining this room, the kitchen is fitted with a range of matching base, drawer and wall units incorporating single drainer sink unit, built in gas hob, electric oven, cooker hood, space for free standing fridge / freezer, space and plumbing for washing machine. There is also a walk in understairs cupboard for storage. The cloakroom has a low level wc and pedestal wash hand basin.

On the first floor, the landing gives access to the three bedrooms; the master with a built in double wardrobe. The family bathroom has a matching suite of panel enclosed bath, wash hand basin in vanity unit and low level wc.

ADDITIONAL INFORMATION

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

OUTSIDE

The property is accessed by a pedestrian path leading from Garden Ground or Starling Way. A second door gives access straight into the fully enclosed rear garden which is landscaped into different zones. There is a paved patio and entertainment area; a lawn and an area with artificial grass. Double timber gates lead from Garden Ground into the paved driveway which provides parking and gives access to the single garage with power, light roof storage and an up and over door. This area could also be used as additional seating or play area.

LOCATION

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, lido, a choice of pubs and restaurants, dentists and doctors. For those travelling by train, Castle Cary and Frome offer mainline stations with direct services to London Paddington.

DIRECTIONS

From the Cooper and Tanner office, proceed south along the High Street and at the T Junction continue straight ahead onto Cannards Grave Road. Follow the road around the sharp left hand bend, over the zebra crossing. Take the first main left into Little Brooks Lane. Take the second turning on the left into Starling Way which leads into Connock Square. Turn left into Garden Ground and on foot, take the footpath on the left hand side which leads to ..





GROUND FLOOR



1ST FLOOR



GARDEN GROUND

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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallett@cooperandtanner.co.uk

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