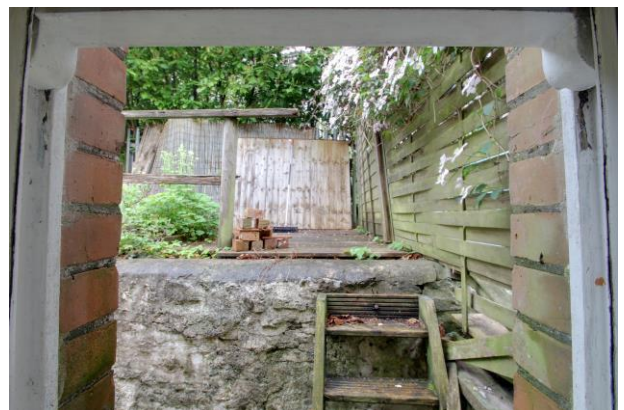


# 46 Garston Street, Shepton Mallet, BA4 5NW



£225,000 Freehold

A Grade II listed two bedroom mid terrace weaver's cottage c.1750 in a quiet street, lovingly refurbished by the current owner to include rewiring, gas radiator heating, newly fitted bathroom and kitchen, office space, enclosed courtyard and parking.

# 46 Garston Street, Shepton Mallet, BA4 5NW

 2  2  1 EPC Grade II

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**£225,000 Freehold**

## DESCRIPTION

The front door leads into the sitting / dining room with stone mullion window to front, original character oak beam, staircase to the first floor and ledge and brace door to kitchen. The owner believes there is a fireplace behind the wall as evidenced by the removal of the air vent. The kitchen has been extensively renovated in keeping with the age of the property to include a fluted stone sink on bespoke brick plinth, incorporating a fossil, oak work tops, a well-lit walk in larder extending under the stairs, window and glazed door to the courtyard.

On the first floor the landing gives access to the two main bedrooms, a newly renovated bathroom and the staircase rising to the attic room. This is currently used as an office / quiet reading room with roof light and radiators.

The property has plenty of storage with the potential to turn the rear bedroom into a garden room and create access onto the upper terraced garden.

## OUTSIDE

A timber paddle staircase with space underneath which could be used as a log store. The staircase leads to an upper terraced garden area. There is an allocated parking space opposite the property as well as on street parking.

## AGENT'S NOTE

We would like to advise prospective purchasers some decorative works are still required.

## ADDITIONAL INFORMATION

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

## LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities to include a range of supermarkets and independent shops. The town is well placed for travelling to the centres of Wells, Bristol, Bath and Castle Cary with its mainline station to Paddington London.

## DIRECTIONS

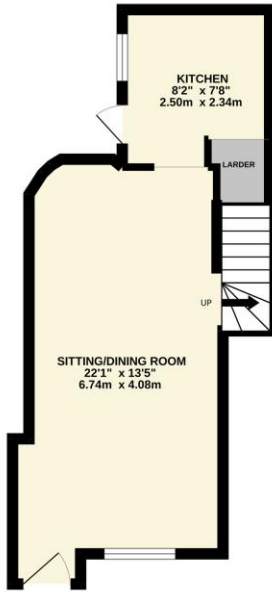
From our office, proceed along Commercial Road to the mini-roundabout and turn right onto Rectory Road. Take the next turning right into The Batch and follow this road to the left, into Peter Street and down into Leg Square. Bear left into Garston Street and proceed the length of the road. As the road bears to the right, the property can be found immediately on the left hand side.



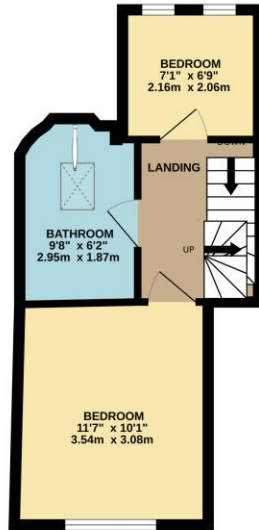




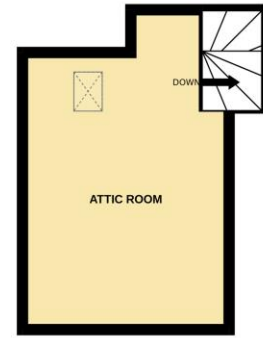
GROUND FLOOR



1ST FLOOR



2ND 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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COOPER  
AND  
TANNER

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