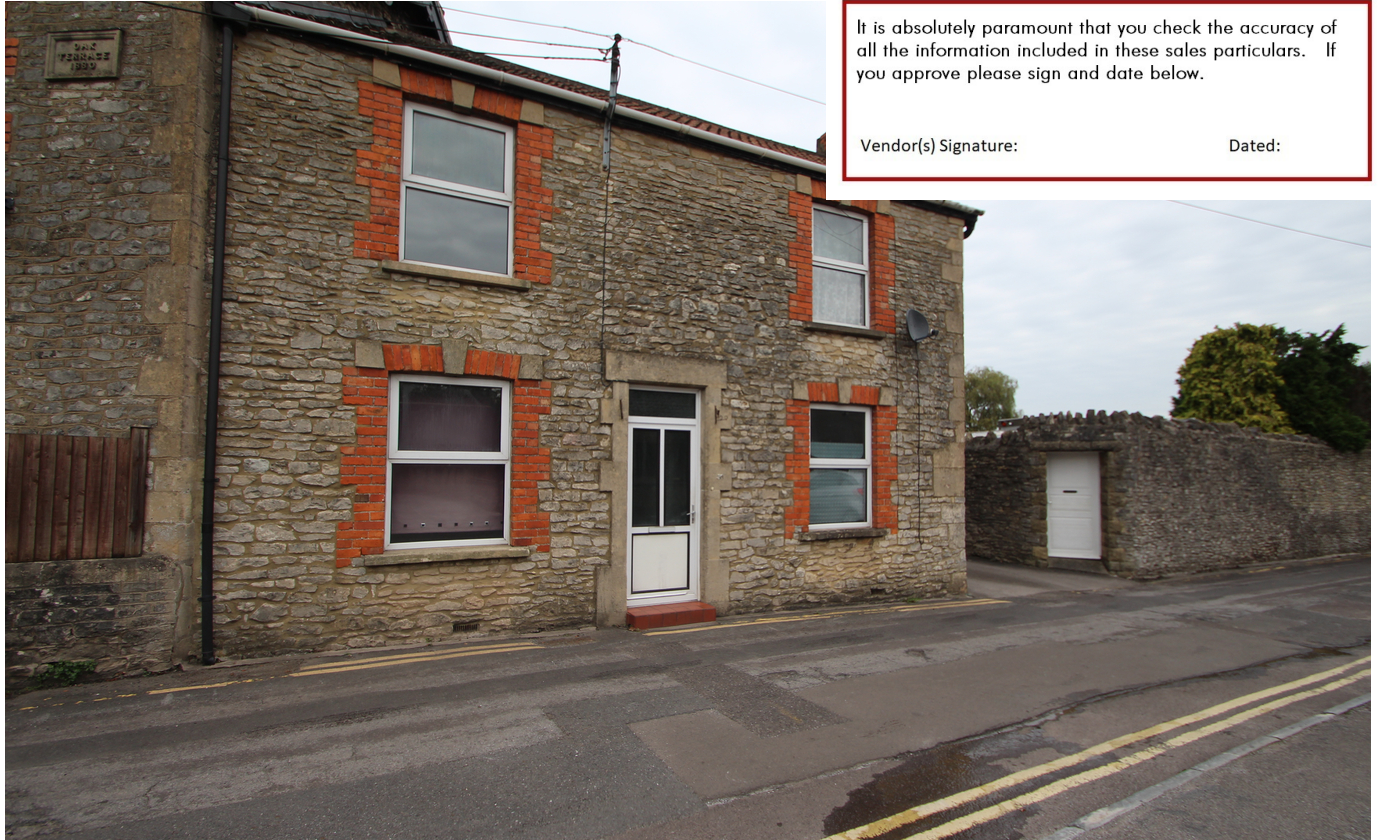


Board Cross

Shepton Mallet, BA4 5DY

COOPER
AND
TANNER



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:



£200,000 Freehold

A Stone built three bedroom end of terrace cottage with courtyard garden situated within a short walk of the town's amenities. Some works required. Offered with no onward chain.

Board Cross Shepton Mallet BA4 5DY

 3  2  1 EPC D

£200,000 Freehold

DESCRIPTION

The property is entered via a double glazed door into a small hall with staircase and doors to the two reception rooms. The quirky shaped reception room entered on the left provides an ideal space for those looking to work from home or extra living accommodation. Going back into the hall the adjacent living room offers a light space with storage under the stairs and built in area for media equipment. From here there is a door to the kitchen which is fitted with a range of base and wall units incorporating single drainer sink unit, built in electric hob and oven and gas boiler. From here there is a door to the enclosed courtyard garden. Completing the accommodation on the ground floor is a family bathroom situated just off of the kitchen fitted with a white suite including corner bath.

On the first floor there are three bedrooms. The master bedroom to the front, second bedroom to the rear and the third following the quirky shape of the second reception room to the front.

OUTSIDE

The property is pavement fronted onto a no through road. To the rear there is a small enclosed courtyard garden with pedestrian gated access. The rear of the property is accessed via a driveway to the right of the property which leads to the property behind.

LOCATION

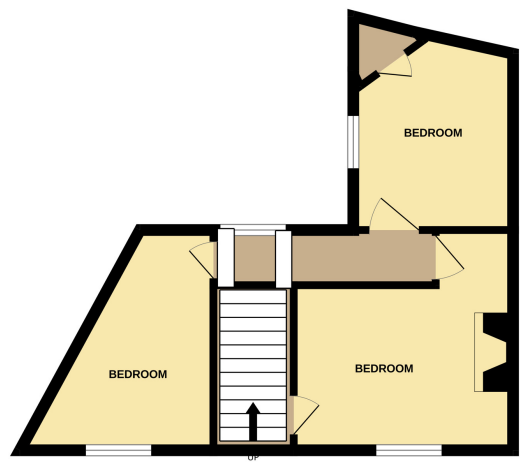
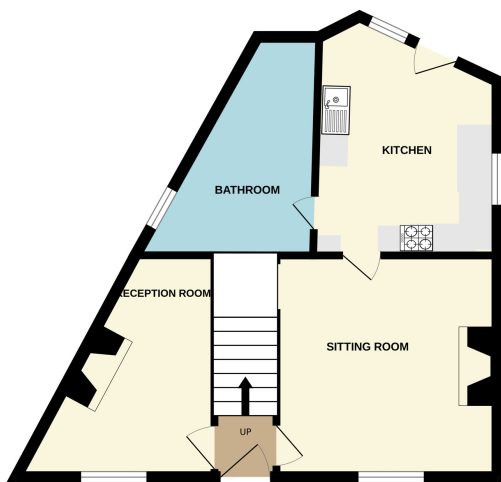
The historic market town of Shepton Mallet is located within the Mendips and easily commutable to the centres of Wells, Frome, Bruton, Bristol, Bath and Castle Cary with its mainline station with direct services to London Paddington.

DIRECTIONS

From our office, proceed along Commercial Road to the mini roundabout, turning left onto Old Market road. Continue to the next roundabout taking the third exit. After a short while there will be a turning on the right into Board Cross which is a one way road. Continue past the rear of the Fire Station and veer off to the right. The property can be seen just on the left hand side.







TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.

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**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

