

1 Shaftgate Avenue, Shepton Mallet, BA4 5YA



£315,000 Freehold

Occupying a corner plot with open outlook to the front this semi detached three bedroom property has been extended to create versatile accommodation with detached workshop, single garage, gated driveway and carport.

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 3  2  1 EPC

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DESCRIPTION

A door to the side of the property opens into a spacious entrance hall which incorporates the staircase rising to the first floor with an understairs cupboard and doors to the kitchen and to the sitting room. Located to the front, this light and airy room has a large picture window and a central fireplace with electric fire and a raised hearth. An arch opens out to the dining room with door into the kitchen and a further arch into the garden room. This room enjoys a view over the garden with patio doors and offers a multiple of uses. It is currently used as a study. The rear hall has a double glazed door to the outside, a built in cupboard housing the wall mounted gas combi boiler and a door to the downstairs cloakroom/utility. Fitted with low level wc, wash hand basin, built in cupboards plumbing and space for washing machine. Formerly a wet room, this could be reinstated if required. The kitchen is fitted with a range of matching base, drawer and wall units, incorporating single drainer sink unit, canopy, space for free standing gas cooker, under counter fridge and freezer.

On the first floor there are two double bedrooms, (2nd bedroom with fitted units) and a good sized single bedroom with a built in wardrobe is currently used as a dressing room. Completing the accommodation is a newly fitted shower room with an offset quadrant shower cubicle, low level wc and wash hand basin set into cabinets.

OUTSIDE

The property enjoys an open outlook to the front with garden laid to lawn with berberis hedging. A path leads to the entrance door and continues through a pedestrian gate into the rear garden. Predominantly south / west facing the garden is fully enclosed and landscaped to comprise an area of lawn, a large paved terrace ideal for entertaining and stocked borders. Double gates lead into the driveway parking and on to the carport. There is a personal door into the single garage with power light, up and over door. The Detached Timber Workshop is sound proofed and insulated with separate electricity supply and internet. Ideal for a number of uses.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected.

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.

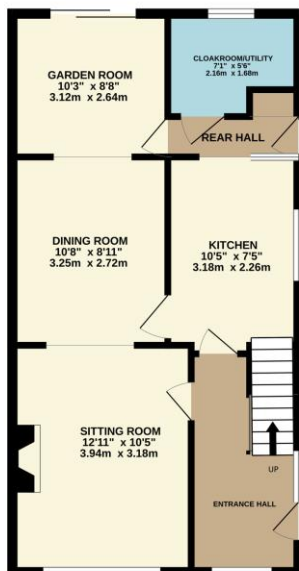
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the roundabout and continue straight across, passing the Anglo Trading Estate building on the left. Take the next left into Shaftgate Avenue. The property will be seen on the left hand side.

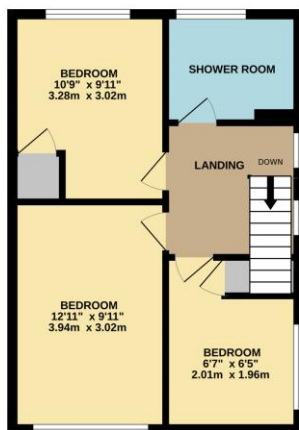




GROUND FLOOR

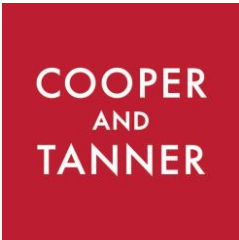


1ST FLOOR



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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