

# 64 Charlton Road, Shepton Mallet, BA4 5PD



£244,000 Freehold

A well-proportioned two-bedroom end terrace family home with attic room presented in good order and offering deceptively spacious accommodation arranged over three floors with enclosed garden.

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## £244,000 Freehold

### DESCRIPTION

This end of terrace property is located on the eastern side of the town with enclosed rear garden and off road parking.

You enter the home into a linear entrance hall with staircase rising to the first floor and door to the first reception room (currently used as a games room), located to the front with double glazed bay window, wood effect flooring, brick arched fireplace and decorative coving. The spacious dining room doubles up as the main sitting / family room from here you enter the kitchen which is fitted with a range of modern units incorporating single drainer sink unit, work surfaces, integrated range hob with oven under, dishwasher, space for freestanding fridge / freezer. A step up leads into the downstairs bathroom / utility room. This good sized room makes good use of the space by incorporating a utility space with plumbing for washing machine and work tops, as well as a panel enclosed bath, low level wc and pedestal wash hand basin.

On the first floor the split landing gives access to the two double bedrooms both with cast iron feature fireplaces. The master bedroom located to the rear has a good sized ensuite shower room with low level wc, pedestal wash hand basin and shower cubicle. The 2<sup>nd</sup> double bedroom is located to the front offering good space with built in cupboard. A second staircase rises to the attic room which is currently used as a bedroom/office space.

### OUTSIDE

The front garden is currently used to park 1 car. The owners also park a second car to the side although this area is not owned or on the title plan. Designed for low maintenance the enclosed rear garden comprises paved and gravelled seating areas. There is a child's raised play area and area of lawn. At the bottom of the garden there is gated pedestrian access to a shared path leading onto Whitstone road.

### ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council tax band B.

### 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.

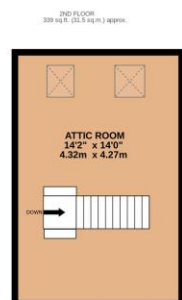
### DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and on into Charlton Road continuing until reaching the traffic lights. Proceed straight across where the property will be seen on the right hand side. If you take the first turning on the left into Victoria Grove, you will find additional on road parking.









TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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