

# 16 Waterer Way, Shepton Mallet, BA4 5FL



£285,000 Freehold

A well-proportioned three-bedroom semi-detached family home in cul de sac location, offering master bedroom with ensuite shower room, downstairs cloakroom and garage. Ideal for first time buyers or buy to let opportunity.

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## DESCRIPTION

Located in a small cul de sac of similar properties, yet within walking distance of the town, a traditional corner shop and bus route.

You enter the home into the entrance hall, where a door leads into the downstairs cloakroom fitted with a white suite, and a further door into the spacious sitting room, which is a naturally light room with staircase rising to the first floor and a doorway leads into the spacious kitchen / dining room. Fitted with an extensive range of modern base drawer and wall units incorporating a single drainer sink unit, work surfaces, gas hob, single oven, canopy, plumbing and space for dishwasher and washing machine. There is an understairs cupboard, wall mounted gas boiler, space for freestanding fridge / freezer as well as a family dining table and chairs. French doors lead out to the rear garden.

On the first floor, a landing provides you with access to the three bedrooms. The master bedroom located to the front has an open fronted wardrobe with hanging rail and curtain. A door leads into the ensuite shower room fitted with a white suite of low level wc, pedestal awash hand basin and shower cubicle. Bedroom two to the rear is also a good sized double. The good sized third bedroom also at the front has space for a single bed, chest of drawers, and wardrobe.

There is a family bathroom which has a three-piece white suite, including panel enclosed bath, low wc and a pedestal wash hand basin.

## OUTSIDE

A paved path gives access to the front entrance door, flanked by flower bed edged by hedge. There is parking in front of the single garage with up and over door.

The rear garden is laid to lawn with paved terrace, raised planter and fully enclosed by fencing.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C. Management fees Paid twice yearly January and July. Payment for 2024 / 25 £ 322.83

## LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, doctors, dentists, chemist, optician, a range of coffee shops, craft shop and a hardware store. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington.

## DIRECTIONS

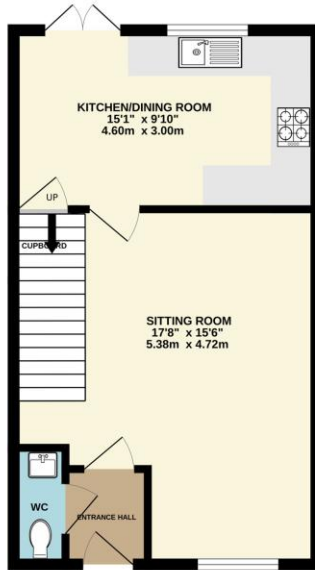
From the Cooper and Tanner office, proceed to the southern end of the High Street. Continue straight across the roundabout into Cannard's Grave Road. Take the first turning on the right into Compton Road. Take the second right turning into Westway Lane, and first right into Maxwell Road. Proceed into Waterer Way and follow the road around to the right. The property will be ahead of you on the right.



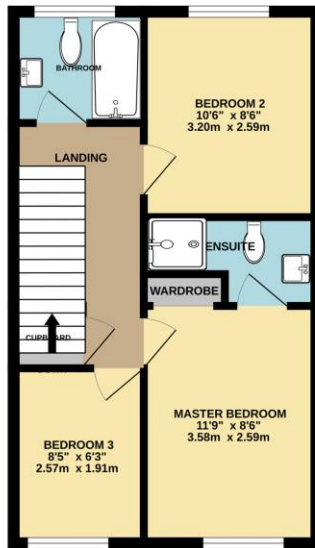




GROUND FLOOR



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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