

# 6 Great Gardens, Shepton Mallet, BA4 5LF



**£225,000 Freehold**

A well-presented end terrace house, conveniently situated for the facilities of the town. The property includes sitting room with wood burner, kitchen / dining room, first floor modern shower room, parking for one car, and a good sized courtyard style garden.

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## DESCRIPTION

This property is situated in a quiet area close to the town's facilities and the parish church. Being the end terrace of five, the property occupies a corner plot with side access.

You enter the property from the front into a good sized entrance porch, providing a useful space for outdoor shoes and coats. From here a part glazed door leads into the spacious sitting / dining room, with double glazed window to the front, staircase rising to the first floor, a woodburner recessed into the tiled fireplace with wooden surround and mantel. A door leads into the adjoining equally spacious kitchen which is fitted with an extensive range of matching base and drawer units incorporating single drainer sink unit, work surfaces, breakfast bar, built in gas hob, single oven, wall mounted gas boiler, plumbing for washing machine, integrated under counter fridge and freezer. Although currently fitted with a breakfast bar, this room would have space for a table and chairs. A double glazed window and door enjoys an outlook onto the fully enclosed courtyard.

On the first floor, the good sized master bedroom has a built in wardrobe and double glazed window to the front. A second double bedroom is located to the rear. Also on this floor is the modern shower room which comprises low level wc, pedestal wash hand basin and offset quadrant shower cubicle with twin sliding doors.

## OUTSIDE

The property is approached across the open fronted parking area, where there is allocated parking directly outside the property for one car. There is also a visitors parking space. Being end terrace the property enjoys side access into the rear garden, which is designed for low maintenance, comprising a raised paved seating area with raised borders and the remainder of the garden being hard surfaced. This fully enclosed space is also accessed from the kitchen perfect for entertaining.

## 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, shopping facilities and schools. The major centres of Bristol and Bath are within commuting distance, as are the local centres of Street, Glastonbury, Wells, Frome and Castle Cary. The latter two both have mainline stations to Paddington London.

## DIRECTIONS

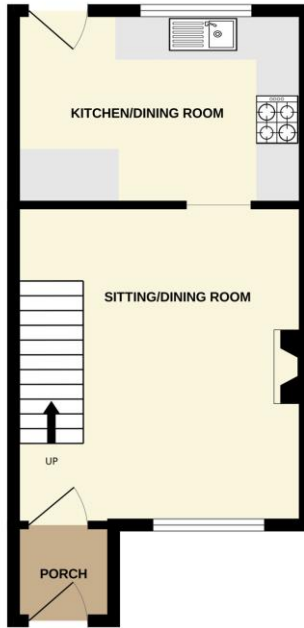
From the Cooper and Tanner office, proceed right at the traffic lights and along Paul Street. Take the 2<sup>nd</sup> main turning on the right into Frithfield Lane. Turn left in front of the main double gates into the farm HM Shepton Mallet Prison (now a popular tourist attraction). Follow the round about to the right and into Gaol Lane. The property will be seen in the last property in the small close.



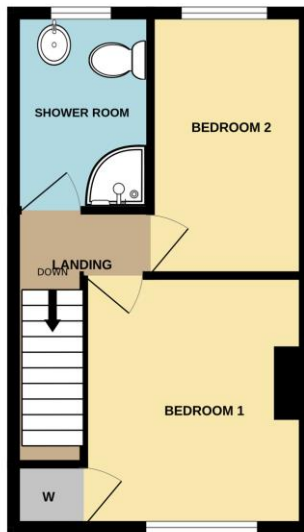




GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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