

The Cottage

Shepton Mallet, BA4 5EN

COOPER
AND
TANNER



£185,000 Freehold

A deceptively spacious cottage in one of the older parts of the town with first floor bathroom, attached garage and enclosed rear courtyard. Internal viewing recommended as being offered with no onward chain

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DESCRIPTION

The entrance door leads you straight into the spacious sitting room with high ceiling, laminate floor, staircase rising to the first floor and a large archway opening to the kitchen / breakfast room. This light and airy space is fitted with a range of units, work surfaces including a breakfast bar, wall mounted gas boiler, laminate floor, space for freestanding white goods, as well as space for table and chairs. There are also double glazed doors to the enclosed courtyard. On the first floor there are two double bedrooms, one with a built in cupboard and a bathroom fitted with a suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower over. The property has double glazing and a gas heating system.

OUTSIDE

Adjoining the cottage is a garage with electric roller door power and light. Enclosed to the rear of the property is the courtyard which provides a good sized seating area with raised beds.

LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, five miles east of Wells, and 18 miles from the City of Bristol and the picturesque City of Bath. Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, leisure centre, lido, a choice of pubs and restaurants, dentists and doctors and a Grade I Listed church. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

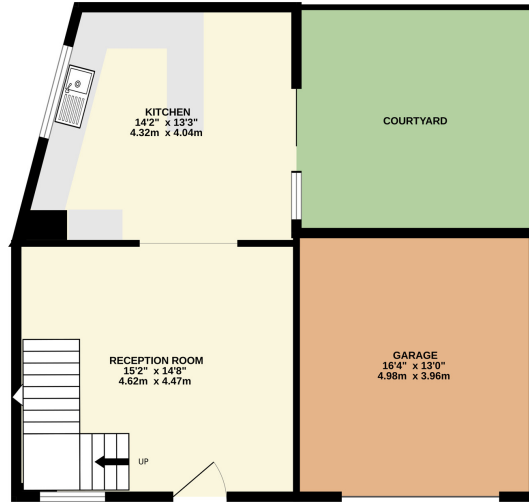
DIRECTIONS

From our office on High Street, proceed along Commercial Road heading in a westerly direction. At the mini roundabout turn right, and then turn immediately left again into Zion Hill. Follow the road around to the right and travel downwards. Longbridge is the 2nd road on the right where the property will be seen on the left hand side.

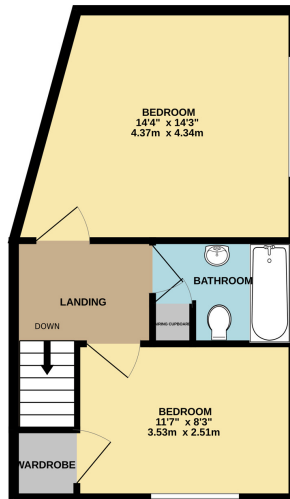




GROUND FLOOR



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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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