

Prestleigh Court

Shepton Mallet, BA4 4LR

COOPER
AND
TANNER

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£280,000 Freehold

Offering surprisingly light and spacious living accommodation, this property benefits from a downstairs cloakroom, allocated parking and has a Live/Work unit to the rear offering a separate workspace with own entrance. Internal viewing recommended.

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 2  1  2 EPC C

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DESCRIPTION

Presented in good order throughout this deceptively spacious property leads into the entrance hall with staircase rising to the first floor and glazed doors lead to principal rooms. There is an under stairs storage cupboard and downstairs cloakroom fitted with a modern suite and tiling. Located to the front of the property, the sitting room has double glazed window and laminate flooring. Enjoying a view of the rear garden, the kitchen/dining room is fitted with a range of white units incorporating single drainer sink unit, double oven, gas, hob canopy, plumbing for washing machine, space for fridge / freezer, dining table and chairs. On the first floor the spacious landing gives access to the family bathroom fitted with a white suite of panel enclosed bath with shower, pedestal wash hand basin and low level wc, two double bedrooms, one with walk in dressing table area. The property has very high ceilings, double glazing and a gas radiator heating system. Across the enclosed sunny landscaped garden is the work unit. This offers a work from home space with underfloor heating, separate cloakroom, entrance hall and its own entrance door from the allocated parking space.

OUTSIDE

The garden has been landscaped on a Japanese theme with areas of artificial lawn, slate and pebbles, a raised koi carp pond with fountain, decked seating area and raised border with specimen, ornamental trees.

LOCATION

The historic market town of Shepton Mallet is located close to the cities of Wells, Bristol and Bath and offers a range of local amenities and shopping facilities including a range 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, proceed to the end of the High Street and continue straight on into Cannard's Grave Road. Follow the road to the next roundabout and take the first exit onto Whitstone Road. Take the first turning on the left hand side into Hobbs Road. The property will be seen on the left hand side.

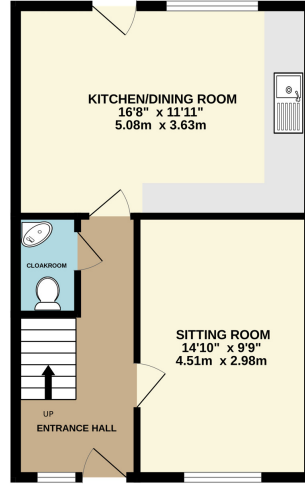
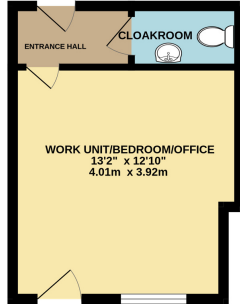
NOTE OF PURCHASERS

This property is being offered as Freehold with 50% being "staircased" from a leasehold property. Call for more information.

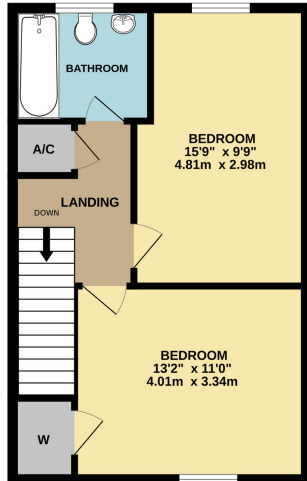




GROUND FLOOR
655 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 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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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the matters as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

