

2 Park Court,

Shepton Mallet, BA4 5DG

COOPER
AND
TANNER



£185,000 Freehold

Situated in a quiet courtyard being one of three properties, this quirky looking property offers deceptively spacious accommodation with the option of single level living. Viewing is recommended as the property is offered with no onward chain.

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 2  1  2 EPC C

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DESCRIPTION

The property is set in a quiet courtyard just off the High Street with pedestrian access only. Situated close to the town's amenities including the bus terminal, supermarkets and Collett Park.

You enter the property into the spacious sitting room, which is a naturally light room with windows to the front and skylight. There is a staircase rising to the first floor and doors to principal rooms. Across the sitting room is bedroom two / study. The light and airy kitchen / dining room with the main feature being the corner windows, affording a lot of natural light, is fitted with an extensive range of base, drawer, wall units and work surfaces incorporating stainless steel single drainer sink unit. There is an integrated dishwasher, tall cupboard providing potential housing for a fridge / freezer and an understairs area with plumbing for the washing machine. There is ample space for table and chairs. To the left hand side of the staircase is a large ground floor shower room, with walk in shower, low level wc, pedestal wash hand basin and an understairs cupboard.

On the first floor, the split landing provides you with access to the master bedroom, located to the front, also with corner windows creating a light and airy room. Across the landing is a shower room fitted with a white suite of pedestal wash hand basin, low level wc and corner shower cubicle.

OUTSIDE

The property is accessed from the southern end of the High Street, just before turning into Park Road, where a surfaced driveway and wrought iron gates lead into the communal outdoor space. Brick paving gives access to each of the three properties within the courtyard with a central raised shrub bed.

There is a timber shed / bin store for each property just before entering the wrought iron gate.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C.

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

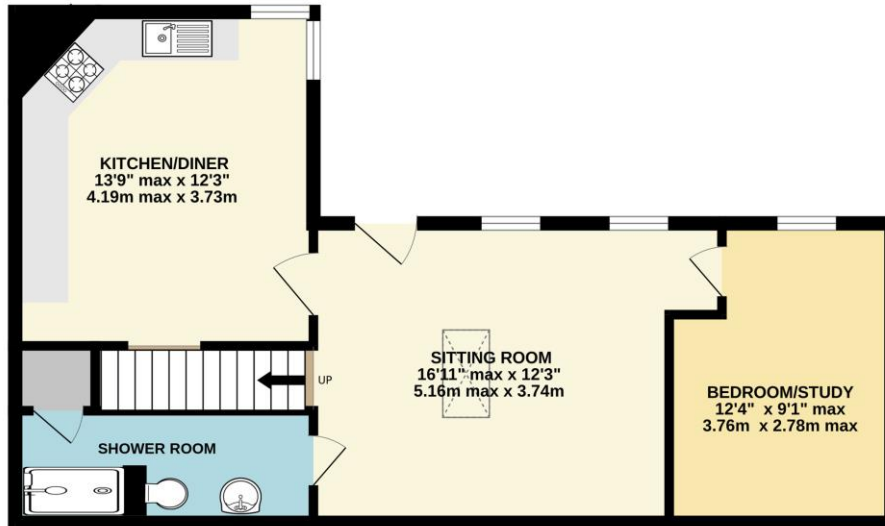
DIRECTIONS

Leave the Cooper and Tanner office heading in a southerly direction along the High Street towards the Cenotaph and the retail park. Just before the give way junction, the entrance to Park Court, will be seen on the left hand side. Enter through the wrought iron gates and the property will be seen cross the courtyard in front of you.

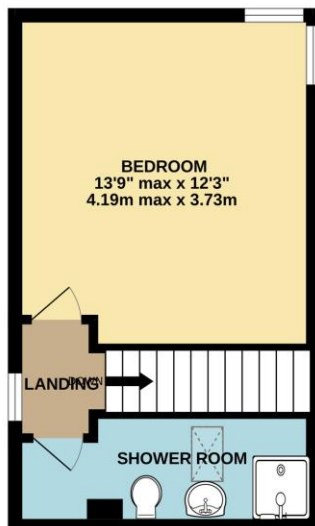




GROUND FLOOR



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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