4 Ash Grove,
Shepton Mallet, BA4 4DP

COOPER
AND
TANNER

£255,000 Freehold

Situated in a tucked away location within this popular residential area, this end terrace house offers three bedrooms, downstairs cloakroom, garage and parking. Ideal for First Time or Investment Buyer.

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DESCRIPTION

Tadley Acres is a popular residential area situated close to the town's amenities, local schools, nursery groups and Collett Park.

The front of the property is in a quiet tucked away location. The entrance door leads into the entrance hall with a staircase rising to the first floor and doors into the sitting / dining room and the downstairs cloakroom. The sitting / dining room is dual aspect with ornamental fireplace, surround, mantel and hearth incorporating a gas pebble effect fire. French doors open out to the enclosed rear garden. Adjoining this room, the kitchen is fitted with a range of matching base, drawer and wall units incorporating single drainer sink unit, built in gas hob, electric oven, canopy, space for free standing fridge / freezer and plumbing for washing machine. There is also a walk in understairs cupboard for storage. The cloakroom has a low level wc and pedestal wash hand basin.

On the first floor, the landing gives access to the three bedrooms; two doubles and a good sized single. The master bedroom has a built in double wardrobe. The family bathroom has a matching suite of panel enclosed bath, wash hand basin in vanity unit and low level wc.

ADDITIONAL INFORMATION

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

OUTSIDE

The property is located in a small cul de sac with three other properties. The front garden is enclosed by railings. A gate and path leads to the front entrance door. Proceed along the side of the property and the garage is the last one on the left hand side, with roof storage space and up and over door. The fully enclosed rear garden is designed for low maintenance with paved terrace, gravelled seating area and raised border. A pedestrian gate to the side leads to the garage and parking.

LOCATION

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, lido, a choice of pubs and restaurants, dentists and doctors. For those travelling by train, Castle Cary and Frome offer mainline stations with direct services to London Paddington.
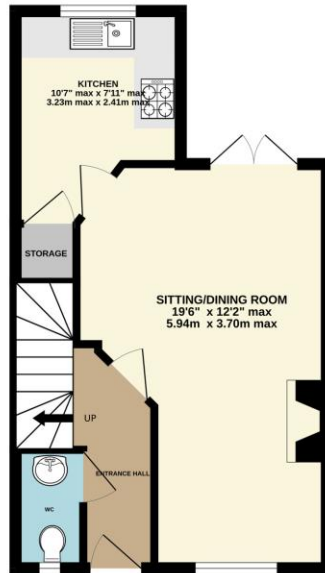
DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street and into Charlton Road. At the traffic lights turn right onto Whitstone Road. Take the first right into Webber Road. Proceed and turn left opposite the green into Ash Grove. Turn immediately right into the small cul de sac where the property will be seen directly in front of you.

GROUND FLOOR

KITCHEN
10'7" max x 7'11" max
3.23m max x 2.41m max

STORAGE

SITTING/DINING ROOM
19'6" x 12'2" max
5.94m x 3.70m max

UP

WC

ENTRANCE HALL

1ST FLOOR

BEDROOM 3
10'5" x 7'11" max
3.18m x 2.41m max

BEDROOM 2
9'1" max x 9'1" max
2.77m max x 2.77m max

DOWN

LANDING

WARDROBE

AIRING CUPBOARD

BATHROOM

BEDROOM 1
10'2" x 9'1"
3.11m x 2.77m

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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