

1 Clarks Meadow, Shepton Mallet, BA4 4FD



£399,995 Freehold

A four / five bedroom town house offering spacious and versatile accommodation arranged over three floors with kitchen / dining room, utility, downstairs cloakroom, two ensuite double bedrooms, an enclosed garden, gated driveway and single garage. Internal viewing is recommended.

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 4  2  3 EPC C

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DESCRIPTION

A door to the front of the property opens into a spacious entrance hall with staircase to the first floor and doors to the principal rooms, including downstairs cloakroom. The kitchen/dining room is fitted with a range of matching units and work surfaces incorporating single drainer sink unit, double oven, gas hob, canopy hood, wall mounted gas boiler, fridge and freezer. An arch leads into the adjoining utility room with matching units incorporating single drainer sink unit. The light and airy dining area has space for table and chairs and enjoys the view of the garden through the double glazed french doors. Across the entrance hall is the good sized sitting room.

On the first floor, a spacious landing gives access to the staircase leading to the second floor and provides a quiet reading corner. Mirroring the sitting room on the ground floor, the large double bedroom could be used as a first floor sitting room. Also on this floor is a double bedroom with built in double wardrobe and a "Jack N Jill" shower room.

On the second floor is the master bedroom with two double built in wardrobes and an ensuite shower room with a white suite of twin shower cubicle, low level wc and pedestal wash hand basin. There are two further bedrooms on this floor as well as the family bathroom fitted with a white suite of panel enclosed bath, low level wc and pedestal wash hand basin.



OUTSIDE

The enclosed garden is south west facing and designed for low maintenance. French doors lead from the dining area to the paved patio which is flanked by a slate bed and a paved path leading to the gated driveway parking and the single garage. There is a central lawn, borders, specimen trees and shrubs. The garage has an up and over door, power, light and roof storage space.

ADDITIONAL INFORMATION

Gas fired heating system. All mains services are connected. **Council Tax band E**

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

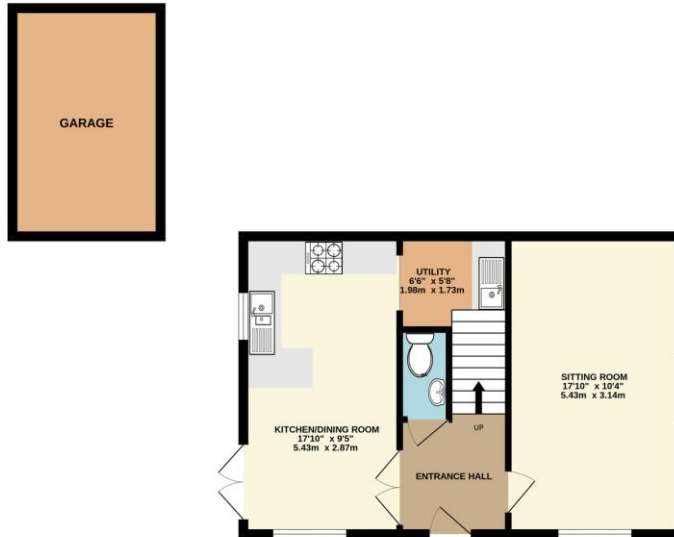
DIRECTIONS

From the office, proceed to the end of the High Street and continue straight into Cannards Grave road. Follow the road to the next roundabout and take the first exit onto Whitstone road. Take the first turning left into Hobbs road. Follow the road around the sharp right hand bend. Clarks Meadow is off set directly in front of you, with Number 1 standing on the right hand corner.

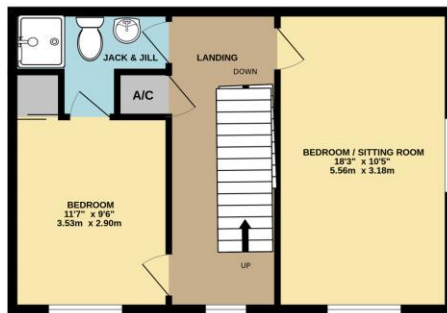




GROUND FLOOR



1ST FLOOR



2ND 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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