

Old Wells Road

Shepton Mallet, BA4 5XN

COOPER
AND
TANNER



£585,000 Freehold

A detached chalet style bungalow with flexible accommodation, located on the western edge of the town occupying a large plot, with a detached garage and parking for up to six vehicles. The property enjoys mature level gardens.

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 5  3  2 EPC C

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DESCRIPTION

A storm porch leads into the entrance hall with parquet flooring, staircase to the first floor, two cupboards, a downstairs cloakroom/WC and doors to principal rooms. The sitting room, located to the rear, has a stone surround open fireplace, parquet flooring and patio doors to the conservatory which has radiator, tiled floor and doors to the garden. Also to the rear is the dining room, with parquet flooring and patio doors to the garden. Across the hall is the kitchen / breakfast room with matching units, double drainer sink unit, tiled floor, walk in larder / store room, space for freestanding fridge / freezer, space for table and chairs, Along the hall are three bedrooms - the largest has fitted pine wardrobes and the second with a pedestal wash hand basin. There is also a family bathroom with bath, low level wc, wash hand basin and twin shower cubicle. From the hall steps lead down to the utility room (former garage space) with plumbing for washing machine, gas boiler, door to outside and internal door into the remainder of the garage. On the first floor there is a galleried landing/study area, double bedroom with built in wardrobes with built in wardrobes, further bedroom / nursery / dressing room with built in eaves storage and a bathroom has a bath, low level wc and wash hand basin in vanity unit. The insulated loft space is accessible from the first floor. The property has a gas radiator heating system, double glazing and owned solar panels.

OUTSIDE

The property is set back from the road with good frontage and accessed across a surfaced driveway which provides parking and leads to the detached garage and turning hamper. The front garden is screened from the road by mature hedging and is laid mainly to lawn with a variety of shrubs, plants, roses and trees. There is pedestrian access into the rear garden from either side of the property. The large rear garden is private and landscaped, consisting of a paved patio, level lawn, wide borders planted with shrubs, plants, fragrant roses, specimen trees, with a beech hedge screening the vegetable garden and greenhouse.

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.

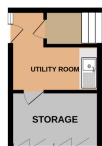
DIRECTIONS

From the Cooper and Tanner office proceed South along the High Street and at the roundabout turn right. At the next roundabout proceed straight across into West Shepton. Follow the road through west Shepton, taking the sixth turning on the right into Old Wells Road. The property will be the first bungalow on the left hand side.





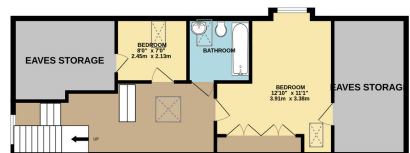
GROUND FLOOR



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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