

1 & 1A Queens Road, Shepton Mallet, BA4 5TF



Offers in Excess of £300,000 Freehold

A great buy-to-let opportunity. Two properties in one – a two bedroom house and a detached double bedroom bungalow. Both properties have off road parking and are currently let on an Assured Shorthold Tenancy.

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DESCRIPTION

An ideal opportunity to purchase a good sized two bedroom property with garden and parking together with a detached double bedroom bungalow with front garden and off road parking.

The end terrace house offers good sized accommodation arranged over two floors and comprises – entrance porch leading to entrance hall with staircase rising to first floor landing, doors to sitting room, kitchen / breakfast room and to downstairs cloakroom. The kitchen / breakfast room is fitted with a range of matching units and work surfaces incorporating single drainer sink unit, integrated oven, hob and canopy. There is plumbing for washing machine, space for free standing fridge / freezer, table and chairs. Across the hall the sitting room has french doors and overlooks the garden.

On the first floor a landing gives access to the two bedrooms (one double and a good sized single), a storage cupboard and the family bathroom.

There is a gas radiator heating system and double glazing in situ

The detached bungalow has a double glazed door leading into the open plan kitchen/sitting room with fitted units incorporating single drainer sink unit, hob, oven and canopy, plumbing for washing machine and space for under counter fridge. From here there is access to the double bedroom with built in airing cupboard housing the hot water tank and a modern shower room with fitted cabinets.

There is electric under floor heating, heated towel rail in the shower room and double glazing.

OUTSIDE

The end terrace house has off road parking to the front with a pedestrian gate leading into the enclosed rear garden comprising lawn, paved patio and a side access gate.

The detached bungalow only enjoys outdoor space to the front which comprises off road parking, a gravelled seating area and surfaced path leading to the entrance door.

AGENT'S NOTE

Both properties are occupied by tenants, on Assured Shorthold Tenancy.

End Terrace House currently achieving a monthly rental of £650
Detached Bungalow currently achieving a monthly rental of £600

ADDITIONAL INFORMATION

These properties are being sold as a single unit.

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 office in a southerly direction. At the junction proceed straight on into Cannards Grave Road. On the sharp left hand bend, turn right into Compton Road. Take the first right into Kingsland Road, continue past the green on the right. The properties will be seen immediately on the left hand corner of Kingsland Road and Christopher Way.





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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GROUND FLOOR



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SHEPTON MALLET OFFICE
 Telephone 01749 372200
 32 High Street, Somerset, BA4 5AS
sheptonmallet@cooperandtanner.co.uk



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