

Charlton Road

Shepton Mallet, BA4 5NY

COOPER
AND
TANNER



£175,000 Leasehold

This first floor maisonette offers spacious accommodation arranged over two floors with two reception rooms, shower room, master bedroom with ensuite bathroom, allocated parking, garage and communal garden. Internal viewing recommended as offered with no onward chain

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 2  2  2 EPC C

£175,000 Freehold

DESCRIPTION

A double glazed door leads into the private entrance hall with built in storage cupboard and staircase rising to the first floor. The landing gives access to principal rooms as well as the door and staircase to the master bedroom on the second floor. The spacious sitting room has an open view to the front and leads into the galley style kitchen which is fitted with a range of units incorporating work surfaces, wall mounted gas boiler, plumbing for washing machine, gas cooker, cooker hood, space for freestanding under counter fridge and freezer. An arch then leads into the dining room with walk in understairs cupboard with light. The shower room has low wc, wash hand basin inset into vanity unit and twin shower cubicle. There is also a linen cupboard with electric heater. Further along the landing is bedroom two - a double bedroom with a fitted range of units including double wardrobes, bridging units and headboard.

The master bedroom is located on the second floor. This good sized room has an ensuite bathroom with panel enclosed bath, low level, wc and wash hand basin inset into vanity unit. There is also eaves storage cupboards.

The property benefits from a gas radiator heating system and double glazing.

OUTSIDE

To the front of the property is allocated parking for each of the four apartments. These are marked and can accommodate two cars parked in tandem. The driveway continues to the rear of the property and to the garage block. The garage for the property is the 2nd on the right with up and over door, power, light and security light. There is also a communal paved terrace.

LOCATION

Located within walking distance to the town's amenities which include a range of supermarkets, two doctors surgeries and pharmacies, parish church and the stunning Collett Park. Shepton Mallet is approximately 5 miles from the City of Wells and 18 miles from the bigger centres of Bath, Bristol and Yeovil.

DIRECTIONS

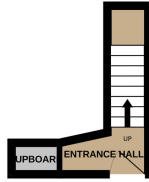
From the Cooper and Tanner office, proceed on for into Paul Street and on into Charlton Road. The property will be seen on the right hand side just past the footpath to Collett Park and the Shepton Mallet Bowls Club.

COUNCIL TAX BAND B

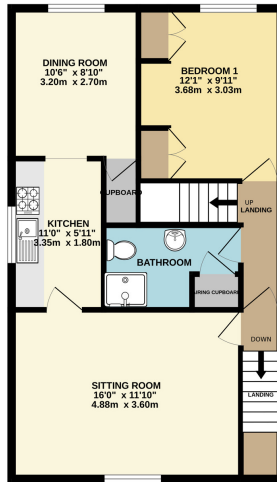




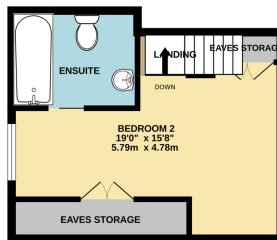
GROUND FLOOR



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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