

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:

COOPER
AND
TANNER

38 Nightingale Grove, Shepton Mallet, BA4 5PZ



Situated in a quiet location in the popular area of Tadley Acres, this detached house offers well-proportioned accommodation with master bedroom with ensuite, downstairs cloakroom, enclosed rear garden, garage and parking. Offered with no onward chain.

38 Nightingale Grove, Shepton Mallet, BA4 5PZ

 3  1  2 EPC D

£365,000 Freehold

DESCRIPTION

Located in a quiet location close to the Millenium Path, which gives pedestrian access to Collett Park and the town's facilities.

The entrance hall provides the perfect meet and greet space, with staircase rising to the first floor, doors to principal rooms, including the downstairs cloakroom which is fitted with a low level wc, pedestal wash hand basin and has an understairs storage area. The sitting room enjoys a view over the garden through the double glazed French doors and has an ornamental fireplace with fitted gas coal effect fire surround, mantel and raised hearth. Adjoining this room is the spacious family sized kitchen / dining room. The kitchen is fitted with an extensive range of base, drawer and wall units, incorporating single drainer sink unit, plumbing for washing machine, gas hob, oven, cooker hood, wall mounted gas boiler, French doors to rear garden, space for freestanding fridge / freezer as well as table and chairs.

On the first floor the landing has an airing cupboard with hot water tank and doors to all three bedrooms and family bathroom. The master bedroom located to the rear, has a built in double wardrobes and an ensuite shower room fitted with low level wc, pedestal wash hand basin and shower cubicle. There is a further double bedroom and a good sized single bedroom. Completing the accommodation, the family bathroom has a matching suite of panel enclosed bath, low level wc and pedestal wash hand basin

OUTSIDE

The front of the property can be accessed from Dukes Field, whilst the parking and garage is accessed through Nightingale Grove. The single garage has power, light, roof storage space, personal door to garden, and up and over door. The front garden is designed for low maintenance and enclosed by a picket style fence. A gate and path leads to the front door. There is pedestrian side access through a second gate. The attractive rear garden is fully enclosed and comprises a paved terrace, a lawn with path to the garage. The garden is planted with a variety of colourful shrubs and trees.

ADDITIONAL INFORMATION

Gas fired radiator heating. All mains services are connected. Council Tax Band D.

LOCATION

Shepton Mallet is within travelling distance of the centres of Bristol, Bath, Wells, Frome and Castle Cary with the mainline station to London Paddington. The town offers a range of local amenities and shopping facilities including a selection of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools.

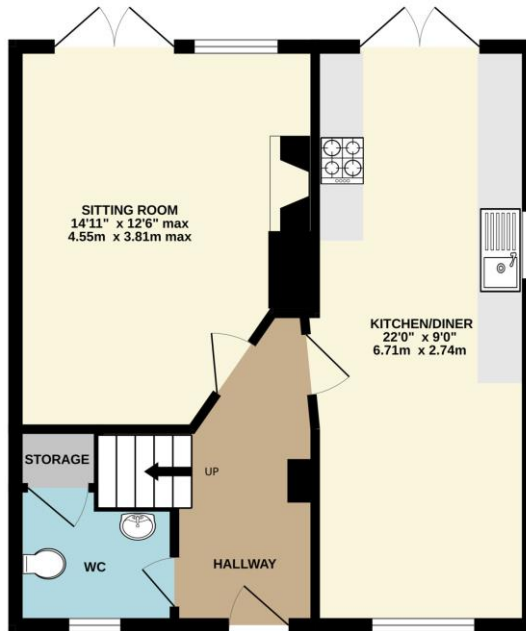
DIRECTIONS

Leave the Cooper and Tanner office and head east along Charlton Road, (A361). At the traffic lights, turn right onto Whitstone Road (A37). Take the first right into Webber Road, then first right into Coopers Mead. Follow the road to the left. Turn into the first cul de sac on the left, where the garage and parking will be seen the last one on the left hand side.

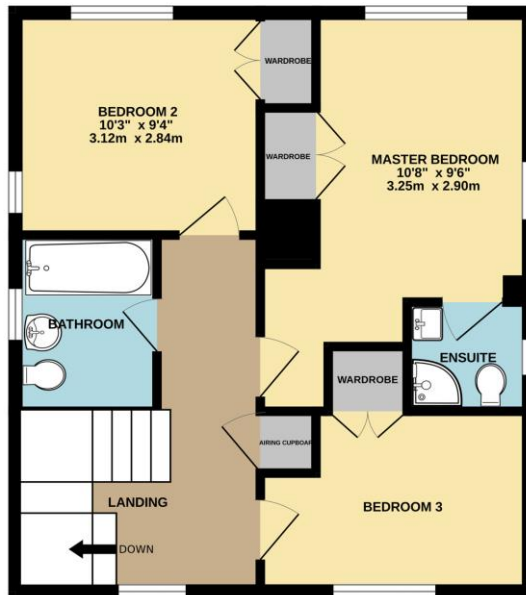




GROUND FLOOR



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

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



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

