2 Church Lane,

Cannards Grave, Shepton Mallet, BA4 4NA

COOPER AND TANNER

£225,000 Freehold

Offering deceptively spacious accommodation and situated on the southern edge of the town close to local facilities, this semi detached cottage offers two double bedroom, first floor bathroom, enclosed garden to the front also providing off road parking. Internal viewing recommended.

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DESCRIPTION

Situated on the southern edge of the town this property has been improved by the current owner to include a new roof and damp proof course to the sitting room. The outdoor space is versatile to provide parking for several vehicles and for use as a formal garden.

The property is entered from the front, through a double glazed entrance door into the kitchen / breakfast room which is fitted with a range of cream base, drawer and glazed wall units incorporating single drainer sink unit and work surfaces, gas hob, single oven, space for free standing fridge / freezer and space and plumbing for washing machine. There is a decorative brick arch in the former chimney breast, a wall mounted gas boiler, a walk in larder cupboard under the stairs and a tiled floor. A door connects through into the sitting room. This light and airy room has a feature brick fireplace with raised hearth and wood effect floors. A door and staircase rising to the first floor accommodation with built in storage cupboard to the side

On the first floor, the landing gives access to the two double bedrooms with double glazed window to the front; one with a built in cupboard. The bathroom is fitted with a white suite of panel enclosed bath with mixer tap shower attachment, low level wc and pedestal wash hand basin.

OUTSIDE

The property is approached across the shared driveway passing in front of the neighbouring property, through double metal gates into the parking / garden which is solely for the use of 2 Church Lane.

The garden has been designed for low maintenance and gravelled to provide parking for several vehicles. When the gates are closed the property is fully enclosed and south facing. This space is a blank canvas for any keen gardeners.

ADDITIONAL INFORMATION

Gas fired radiator heating system. Mains water, electricity and gas are connected to the property. There is private drainage. Council tax band B.

LOCATION

Cannards Grave is a small hamlet located on the southern edge of Shepton Mallet and is within commuting distance of Wells, Glastonbury, Bath, Bristol, Frome and Castle Cary with its main line station to Paddington London. There is a new fuel station / convenience store within walking distance as well as two public houses.

DIRECTIONS

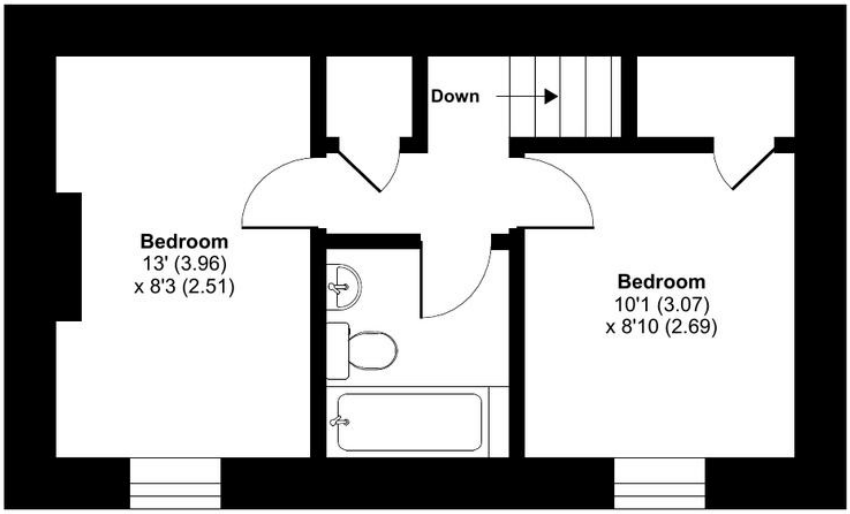
From the Cooper and Tanner office proceed south on Cannard's Grave Road. At the roundabout continue onto the A37 and continue to the next roundabout. Take the 2nd exit (A37) and just before the sharp left hand bend, before the junction with the A361, turn right into Church Lane. Continue nearly to the end of this road. The property will be seen on the left hand side, as indicated by our For Sale board.

Vaillant

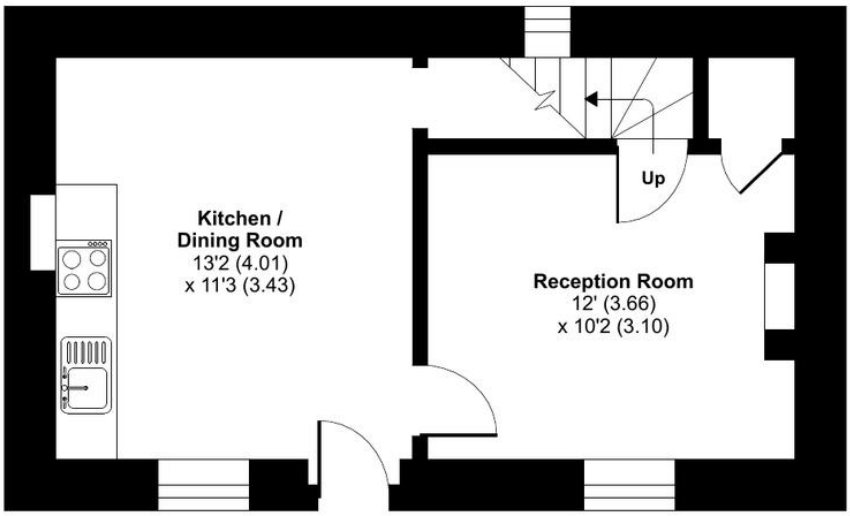
Church Lane, Cannards Grave, Shepton Mallet, BA4

Approximate Area = 636 sq ft / 59 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1387858

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

COOPER AND TANNER

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