6 West End Court,

Shepton Mallet, BA4 5WW

COOPER AND TANNER







£285,000 Leasehold with share of Freehold

This well proportioned three bedroom Grade II listed town house offers versatile accommodation and is presented in very good condition throughout with gated driveway, courtyard style garden to rear and enclosed side garden. Internal viewing recommended.

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3 1 2 EPC C

£285,000 Leasehold with a share of Freehold

DESCRIPTION

A Grade II Listed town house offering deceptively spacious accommodation presented in good order.

The front door leads into the "L" shaped entrance hall with doors to principle rooms. The striking and good sized dual aspect sitting / dining room has ample space for dining table, chairs and sofas. A door gives access out to the courtyard style garden and parking. Along the hall, the staircase with wooden posts and steel spindles rises to the first floor with an understairs storage area providing space for coats and shoes. The downstairs cloakroom is fitted with a low level wc and wash hand basin. Across the hall, the kitchen / breakfast room is fitted with a modern range of contrasting units comprising base, drawer and wall units, incorporating a single drainer sink unit, double oven, microwave, integrated fridge / freezer, dishwasher and washing machine. There is a wall mounted combi boiler. A solid wood door leads out to the rear courtyard.

On the first floor the spacious landing has a second staircase rising to the second floor. The master bedroom has built in wardrobes and space for dressing table. The ensuite shower room is fitted with a low level wc, pedestal wash hand basin and shower cubicle. There is a second double bedroom with dual aspect windows. The light and airy family bathroom is fitted with a white suite of low level wc, wash hand basin and panel enclosed bath with shower and screen. A full width mirror with pelmet lighting helps flood this room with light.

On the second floor there is another spacious landing and door to bedroom three. This good sized double bedroom is currently used as an office, with space for a double sofa bed.

OUTSIDE

The front of the property is located in a quiet courtyard setting, just a small walk away from a designated open space. At the rear of the property double wooden gates gives access to the parking / courtyard garden area. Even with a car parked on the driveway there is a good sized paved seating area. There is a further area beyond the stone window feature, ideal for storage and bin store.

ADDITIONAL INFORMATION

All mains' services are connected. Council Tax Band C. Management fees – Ground Rent - £100 pa; Management fees including Building Insurance - £123 pcm.
Lease 179 years remaining.

LOCATION

Shepton Mallet is located within easy travelling of the centres of Wells, Frome, Castle Cary, Bristol and Bath. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

DIRECTIONS

From the Cooper and Tanner office, turn left into Commercial Road. At the roundabout turn left. Proceed to the mini roundabout. Turn right into West Shepton. Cross over the mini roundabout. Take the 4th turning on the right onto the Old Wells Road. Take the 1st right into Norah Fry. West End Court is the 2nd cul de sac on the right. The property will be found through the archway. Access to the parking is to the rear of the property accessed through Norah Fry Avenue.





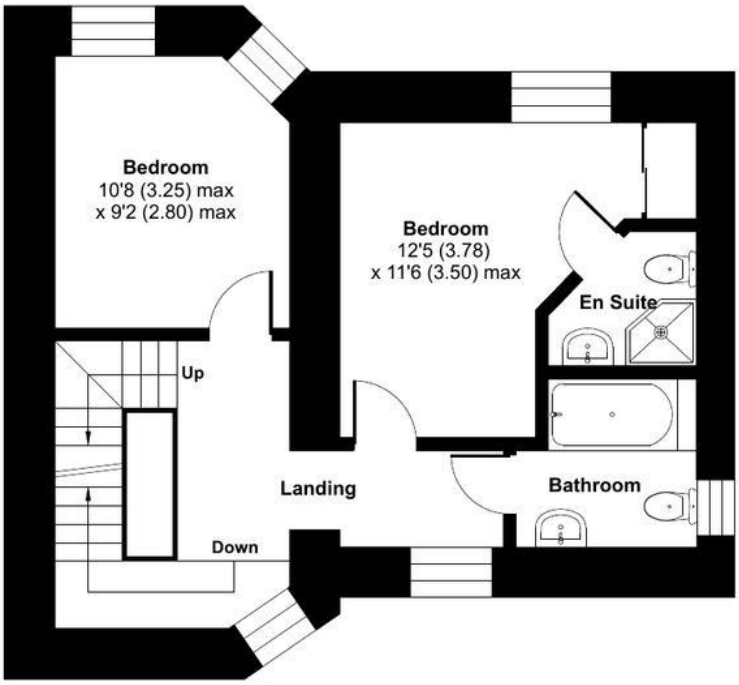




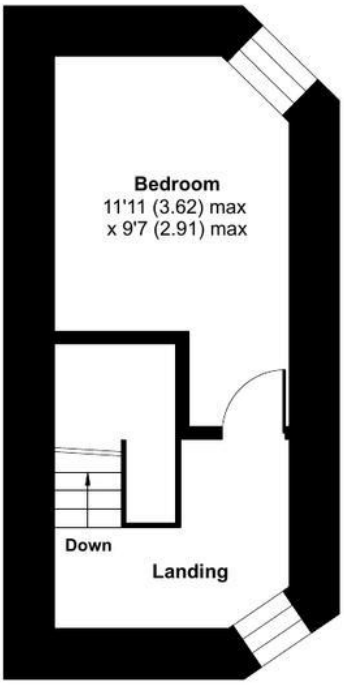
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Approximate Area = 1126 sq ft / 104.6 sq m

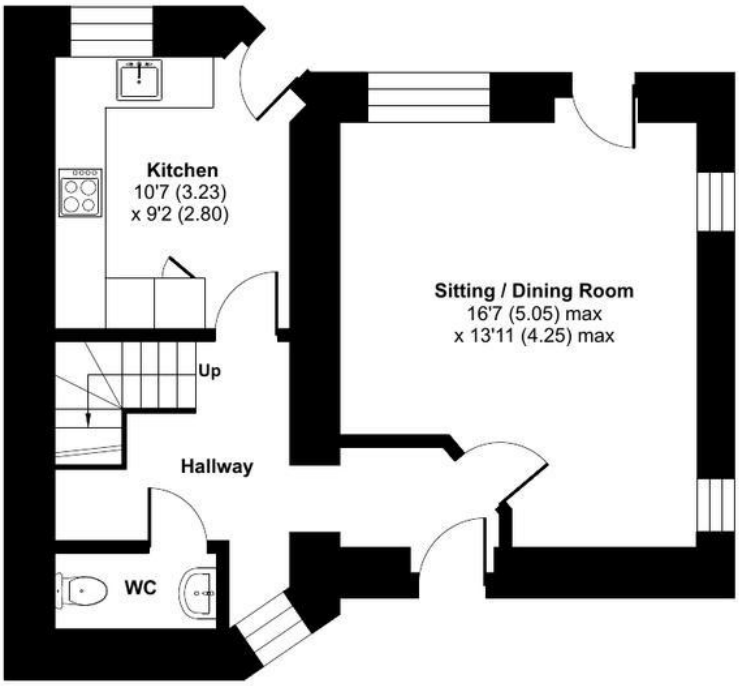
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



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COOPER AND TANNER

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