Whey House,

Shepton Mallet, BA4 5HP

COOPER AND TANNER







OIEO £300,000 Leasehold (Share of Freehold)

An attractive and particularly spacious town house in a converted Victoria building close to the town centre, with accommodation arranged over three floors, parking and low maintenance gardens.

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DESCRIPTION

The most attractive door way leads into the ground floor and the spacious entrance hall with staircase rising to the first floor, door to utility room with plumbing for washing machine and a door into the adjoining downstairs cloakroom. The kitchen / dining room is fitted with a range of base, drawer and wall units incorporating single drainer sink unit, work surfaces, gas hob, canopy, double oven, integrated fridge, freezer, dishwasher and tiled floor. The room has plenty of space for a family sized table and chairs.

On the first floor the dual aspect sitting room occupies the whole of the first floor, perfect for entertaining, and measuring 11.16m x 6.73m. An incredibly spacious room enabling different zones to be created – family space; study; formal dining, the options are endless. There are exposed beams, original vertical steel supports, wood flooring throughout and the staircase to the second floor.

The second floor landing has double doors leading to the rear garden and doors to the master bedroom with spacious ensuite shower room fitted with a modern white suite of twin shower cubicle, low level wc with concealed cistern and wash hand basin on tiled plinth. There are two further double bedrooms and the family bathroom fitted with a white suite of panel enclosed bath with mixer tap shower attachment, low level wc with concealed cistern and wash hand basin on tiled plinth.

OUTSIDE

The front of the property is approached from Draycott Road into Carey Court. There is allocated parking for two vehicles and an attractive low maintenance courtyard style garden enclosed by wall and railings with a raised bed. Accessed from the second floor landing via a external metal staircase, the south facing rear garden, gravelled for low maintenance provides a pleasant outdoor seating area. There is a shared path and steps giving pedestrian access to Pike Lane and Zion Hill.

AGENT'S NOTE

We would like to advise prospective purchasers the property is Leasehold with a Share of Freehold with approx. 979 years remaining.

ADDITIONAL INFORMATION Gas fired heating. All mains' services are connected. Maintenance contribution £53.90 pcm which is inclusive of ground rent. **Council Tax band D**

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 Cooper and Tanner office, proceed along Commercial Road to the roundabout. Turn right onto Rectory Road and take the first turning left into Zion Hill. Follow the road around to the right and down the hill. Turn left into Draycott Road. The entrance to Carey Court will be seen a short distance on the left hand side as you enter the courtyard the property is facing you on the right hand side.





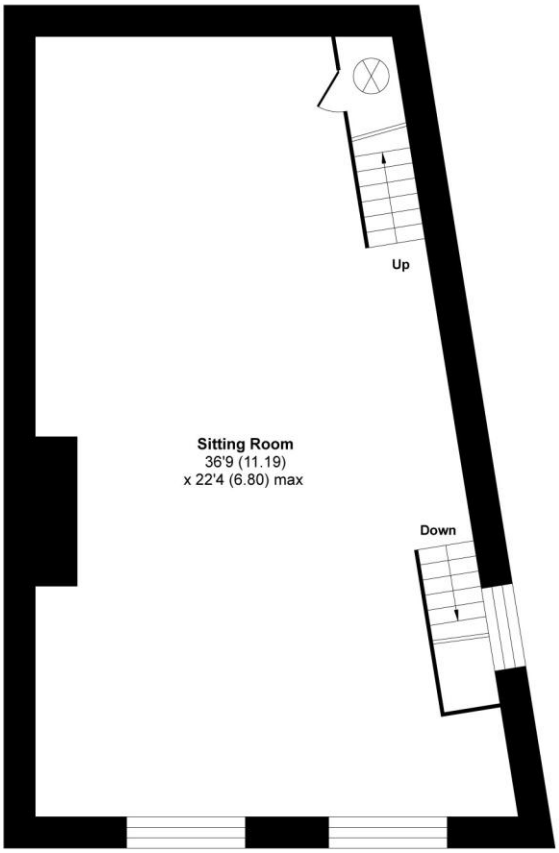




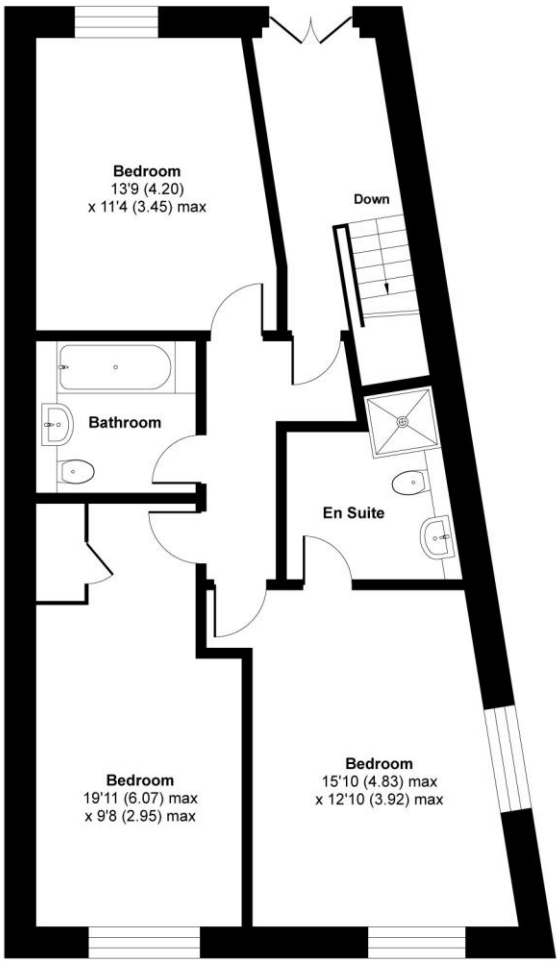
Draycott Road, Shepton Mallet, BA4

Approximate Area = 1886 sq ft / 175.2 sq m

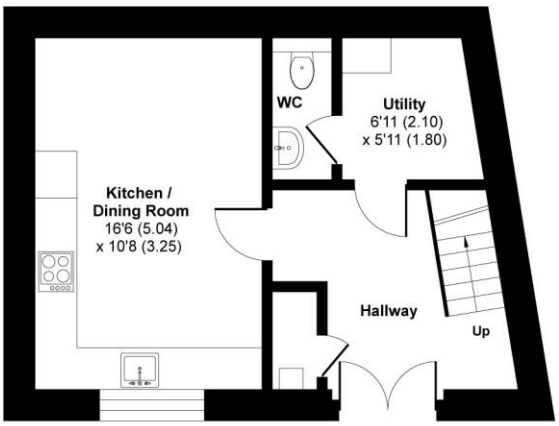
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



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