

Great Ostry

BA4 5TT

COOPER
AND
TANNER



£215,000 Freehold

A unique end of terrace property tucked away within the centre of Shepton Mallet, within an easy walk of the local shops and amenities. For sale with no onward chain, the property includes three bedrooms, a generous reception room and a walled courtyard garden.

The Coach House

Great Ostry, Shepton Mallet

Somerset, BA4 5TT

 3  1  1 EPC TBC

£215,000 Freehold

DESCRIPTION

Double wooden gates accessed via Great Ostry car park open into a walled courtyard which is laid to artificial grass and faces west, enjoying plenty of daytime and evening sunshine. A door from the courtyard then leads into the property and directly into the sitting/dining room. A generous dual-aspect reception room, the sitting room then has two openings, one into the kitchen and another with staircase up to the first floor accommodation. Fitted with a range of matching wooden front floor and wall units, the kitchen includes an integrated electric oven and hob and offers space for freestanding white goods. The boiler for the gas-fired central heating is also located in the kitchen.

On the first floor there is a central landing with doors to all rooms. The Master bedroom is a particularly well-proportioned room with excellent head height and incorporates windows to each side, including a decorative stained glass window. Adjoining, there is an en-suite shower room with low level WC and wash hand basin. Across the landing, there are two further bedrooms and a family bathroom with a white suite.

Agents Note - There is a flying freehold over a portion of next door.

LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, five miles east of Wells, England's smallest city. Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 18 miles away and easily accessible. Shepton Mallet itself offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

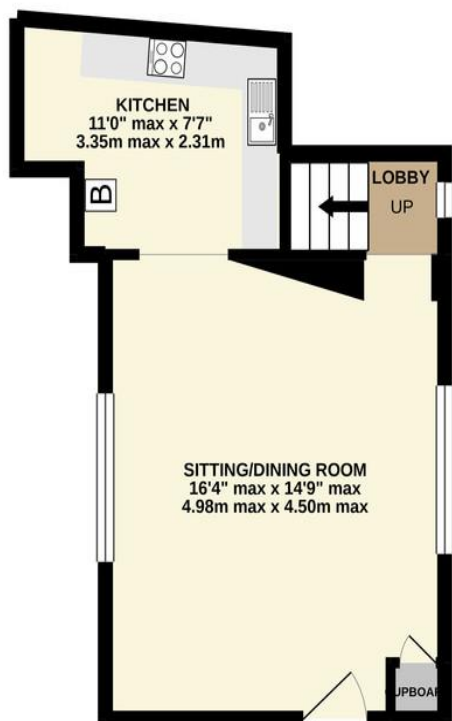
DIRECTIONS

From our office on High Street, proceed along Commercial Road to the roundabout and turn right (3rd exit) onto Rectory Road. Take the first turning on the right into Great Ostry Car Park, bear around to the left and the property can be found almost straight ahead, with double wooden gates opening from the car park itself.

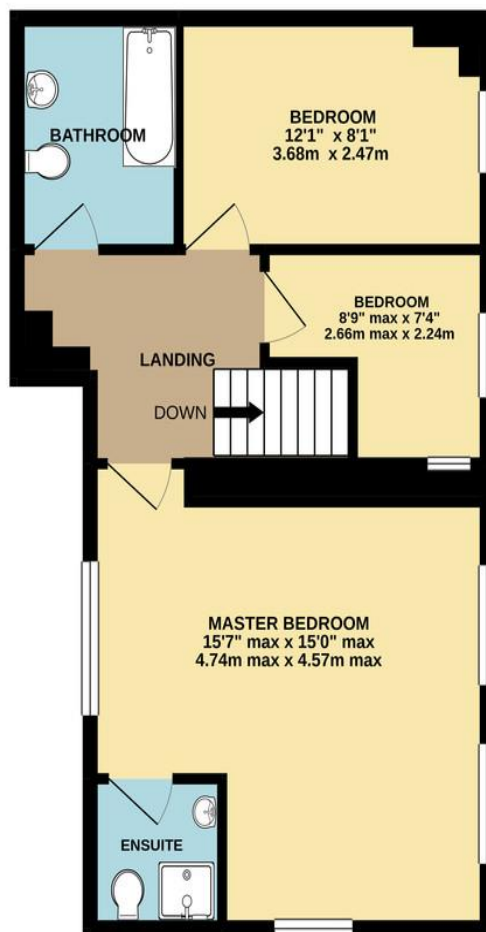




GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



GREAT OSTRY

TOTAL FLOOR AREA: 821 sq.ft. (76.2 sq.m.) approx.

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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