

# Hobbs Road

Shepton Mallet, BA4 4LR

COOPER  
AND  
TANNER



£260,000 Freehold

3/4 1/2 2 EPC C

## Description

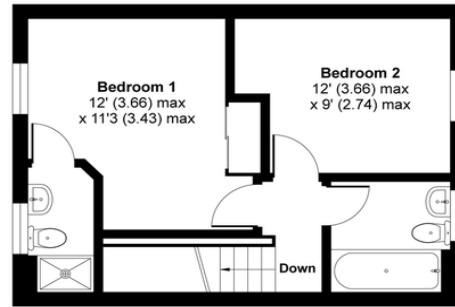
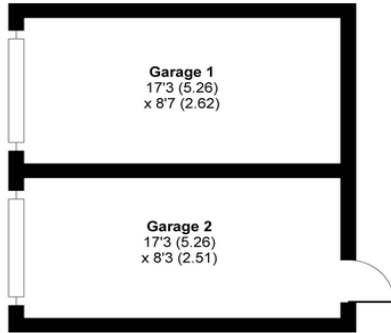
An immaculately presented three to four bedroom town house located in the ever popular Tadley acres estate. The property comprises entrance hall with WC, semi open plan Lounge/kitchen/Dining room on the ground floor providing a perfect space for entertaining. The kitchen has been fitted with floor & wall units with integrated dishwasher, fridge freezer & washing machine, Dual sink & built-in oven. The dining area provides space for a family table and chairs with patio doors leading to the rear garden. The first floor enjoys a second reception room offering versatile living accommodation should a 4th bedroom be required. There is also a 1st floor toilet and double bedroom on this floor. The top floor comprises master bedroom with ensuite shower room, double guest room and family bathroom with panel bath with mixer tap shower overhead, WC and wash hand basin.

The sunny rear garden is fenced on both sides with an area of decking for sitting out. The majority of garden is laid to lawn with a flower bed to one side and access to one of the two single garages. The two single garages are held on a Peppercorn leasehold agreement. Both garages are fitted with power, up-over doors and are located next to each other.

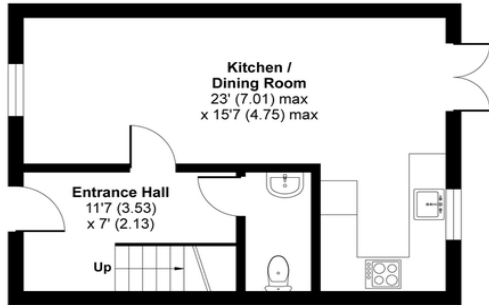
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Approximate Area = 1400 sq ft / 130 sq m (includes garage)

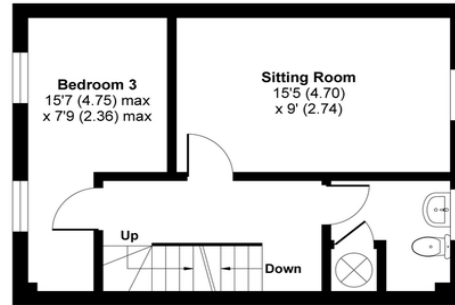
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 719258



## Features

- Immaculately Presented Throughout
- Two Single Garages - Leasehold
- Quite Location
- Master En-suite
- Three/Four Bedrooms
- Three story Town House
- Two Reception Rooms
- Versatile Living Accommodation
- Kitchen/Dining Room
- Good Internet Speeds

## Local Information

- Council Tax Band
- Tenure Freehold
- EPC Rating C

## SHEPTON MALLET OFFICE

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AND  
TANNER**

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