



Lakeside, 9 Tallowood, Shepton Mallet, BA4 5QN

£369,950 Freehold

COOPER
AND
TANNER



Lakeside, 9 Tallowood Shepton Mallet, Somerset, BA4 5QN

 4  3  2 EPC C

£369,950 Freehold

Description

A rare and exciting opportunity to purchase a well-proportioned four bedroom detached house situated in one of the town's most sought-after addresses. Located at the foot of the cul-de-sac with a particularly pleasant outlook towards Charlton Estate parkland and lake, the property is offered for sale with no onward chain.

A door to the front opens into a central entrance hall with staircase to the first floor accommodation, under stairs storage cupboard and doors into the cloakroom (WC), dining room, sitting room and kitchen. The light and spacious sitting room is dual aspect with stone fireplace, double glazed bay window to the front and sliding patio doors opening out to the garden. Across the hall is a separate dining room which could equally be used as a ground floor study or play room if desired. In need of some updating, the kitchen is fitted with a range of matching floor and wall units and includes an integrated cooker and hob. A door from the kitchen then leads through to a very generous size timber framed sun room which overlooks the garden.

On the first floor there are four bedrooms, two with fitted wardrobes and the Master benefiting from an en-suite shower room. In addition, there is a family bathroom with matching white suite comprising panelled bath, low level WC and wash hand basin.

Outside

There is an area of garden at the front of the property laid to lawn and flower bed. A driveway to the side provides ample off-road parking and leads to both the detached double garage and gate into the rear garden. the garage is stone-built under a pitched tiled roof with two electric roller doors, light and power. Enjoying a particularly pleasant outlook towards the Charlton Estate parkland and lake with the hills beyond, the rear garden is mainly laid to lawn with two patio seating areas.









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 and a Grade I Listed church. Shepton Mallet is also home to Kilver Court, a superb designer clothing outlet. As well as good state schools, both primary and secondary, there are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. 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, proceed east along Charlton Road and continue through the crossroads passing the Charlton Inn pub. Take the third turning on the left into Brewery Lane and first turning into Tallowood. The property can be found at the end of the cul-de-sac.



Local Information Shepton Mallet

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas-fired central heating

Services: Mains gas, electricity, water and drainage are all connected.

Tenure: Freehold



Motorway Links

- M5
- M4



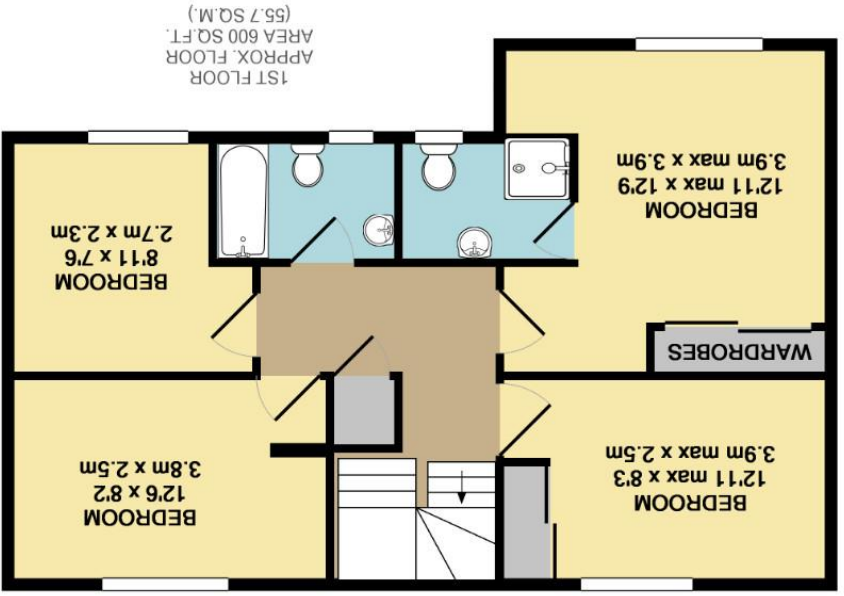
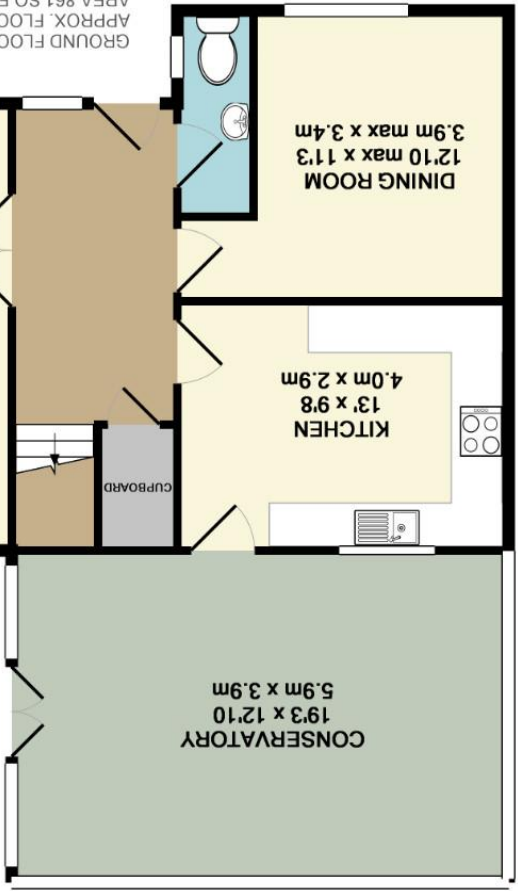
Train Links

- Castle Cary
- Bristol Temple Meads & Bath Spa



Nearest Schools

- Shepton Mallet
(Primary and Secondary)



TALLOWOOD
TOTAL APPROX. FLOOR AREA 1461 SQ.FT. (135.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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