

# 36 Coombe Lane

BA4 5XA

COOPER  
AND  
TANNER



£234,950 Freehold

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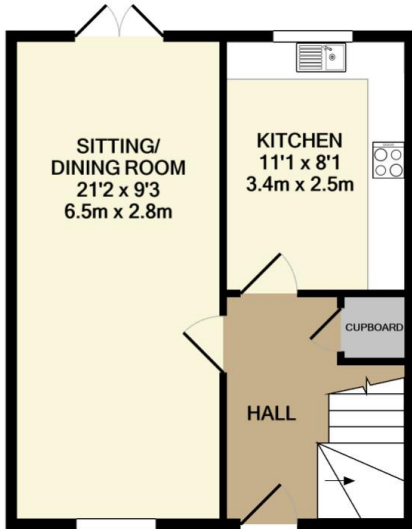
## Description

An opportunity to purchase a four bedroom modern townhouse, conveniently situated just half a mile from the town centre shops and amenities.

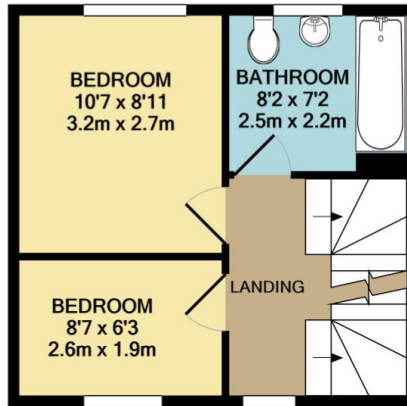
The property has accommodation set over three floors which briefly comprises an entrance hall with staircase to the first floor and cupboard underneath, a dual-aspect sitting room with patio doors, a kitchen with an integrated electric cooker and gas hob, two first floor bedrooms with a bathroom and two second floor bedrooms, the Master with an en-suite bathroom. In addition, there is off road parking and a garage to the rear of the property (accessed from The Sisters) and a courtyard garden, enclosed by low level walling. The garage measures 17'2" x 9' and has light, power plus an 'up and over' door.

COOMBE LANE, SHEPTON MALLET  
TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 SQ.M.)

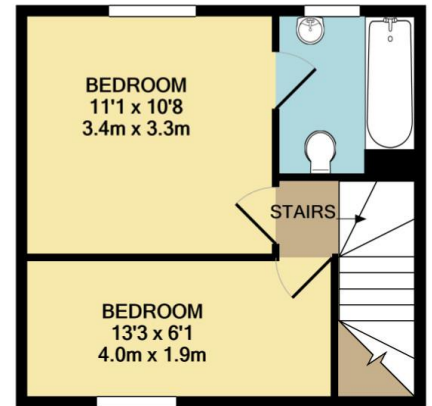
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.1 SQ.M.)



## Features

- End of terrace modern townhouse
- Situated in Coombe Lane, only half a mile from town centre
- Entrance hall with staircase and cupboard underneath
- Kitchen/breakfast room with an integrated cooker and hob
- Dual-aspect sitting room
- Four bedrooms
- En-suite bathroom to the Master bedroom
- Family bathroom with shower over the bath
- Sunny courtyard garden to the rear
- Attached garage with parking space in front

## Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating TBC

## SHEPTON MALLET OFFICE

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