

46 Shaftgate Avenue

BA4 5YE

COOPER
AND
TANNER



£212,500 Freehold

An extended and well-presented three bedroom mid-terrace house with an enclosed garden and off-road parking, situated in a popular residential area.

46 Shaftgate Avenue Shepton Mallet BA4 5YE

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DESCRIPTION

An extended and well-presented three bedroom mid-terrace house with an enclosed garden and off-road parking, situated in a popular residential area.

A door to the front of the property opens into an entrance porch, with an inner door then leading through to the sitting room. A generous size reception room, the sitting room has a double glazed window to the front and incorporates the staircase to the first floor living space. From here, there is access into a kitchen/dining room, fitted with a range of matching floor and wall units with space for freestanding white goods. The kitchen includes an integrated electric oven, a gas hob, an under-stairs cupboard and can comfortably accommodate a dining table and chairs. The kitchen is then open to an additional family room which has space for further seating, a skylight window and double glazed sliding doors to the rear allowing in plenty of natural light. On the first floor, there are three bedrooms (two doubles and a single) plus a family bathroom fitted with a white suite, a shower above the bath and a heated towel rail.

OUTSIDE

A shared pathway from Shaftgate Avenue leads to the property, which has an area of garden to the front laid to

lawn. At the rear of the house, there is a landscaped garden which is enclosed by fencing and includes a patio seating area with further section of lawn and stone chippings. Gated access at the back continues out to a covered off-road parking space with small area of ground beside.

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.

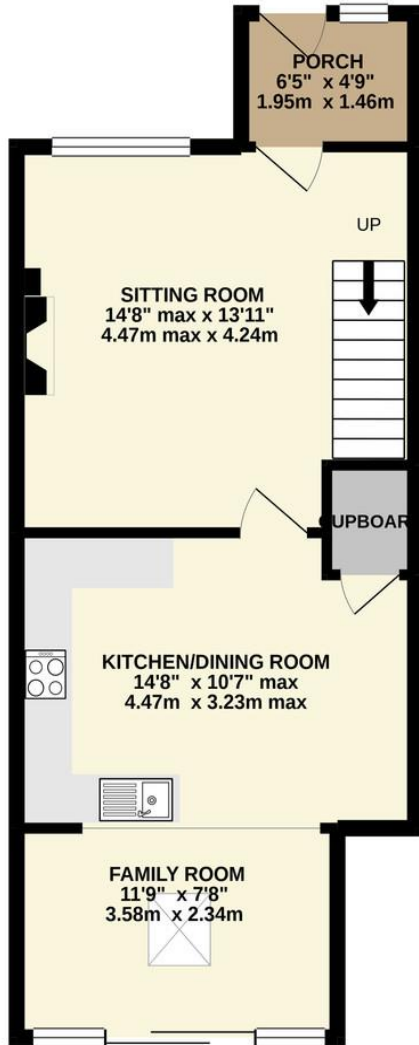
DIRECTIONS

From our office on High Street, proceed along Commercial Road to the mini-roundabout and continue straight across. Take the next turning on the left into Shaftgate Avenue and the property can be found further along on the right hand side, just past the turning to Coombe View.

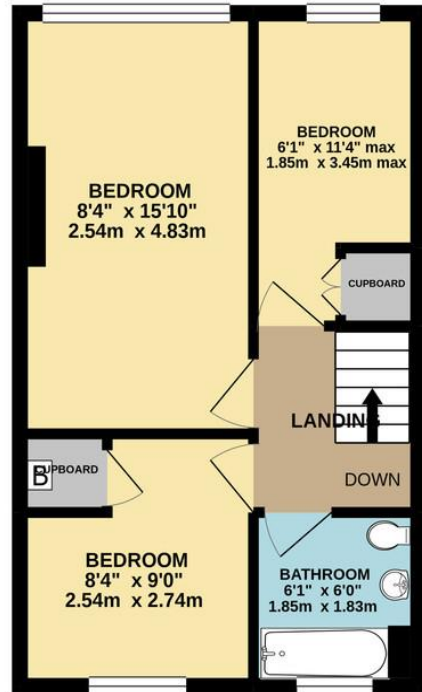




GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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SHEPTON MALLET OFFICE

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