



Board Cross, Shepton Mallet, BA4 5DX.

welcome to

Board Cross, Shepton Mallet

A fantastic stone cottage with 3/4 bedrooms, with the added benefit of a garage and driveway parking and a sunny rear garden. An ideal family home just a short walk from town and local amenities.



Living Room

13' x 14' 4" (3.96m x 4.37m)

Door to the front, feature fire place with log burner, wooden flooring and window to the front.

Dining Room

11' 11" x 13' 1" Max (3.63m x 3.99m Max)

Window to the rear, flagstone flooring, wooden feature door, space for a dining table and stairs to landing.

Reception Room/Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)

Window to the front, laminate flooring, feature fireplace, could be used as a bedroom or additional reception space/home office.

Kitchen

11' 10" Max x 8' 3" Max (3.61m Max x 2.51m Max)

A selection of wall and base units, Belfast sink with copper mixer tap, space for a cooker with extractor above, worktop. ceiling beam, tiled walls, laminate flooring and door to the rear and window to the rear.

Conservatory

Part brick part UPVC with views over the garden and tiled flooring. Storage unit with plumbing and space for white goods if required.

Landing

Access to the bedrooms on the 1st floor.

Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m)

Two recess alcoves offering a storage solution. Carpet flooring and window to the front, radiator.

Bedroom Three

10' 11" x 14' 8" (3.33m x 4.47m)

Window to the front, carpet flooring and radiator.

Bedroom Four

9' 11" x 11' 1" (3.02m x 3.38m)

Window to the rear, carpet flooring, storage cupboard above the stairs and radiator.

Bathroom

11' 7" x 8' 5" (3.53m x 2.57m)

A modern bathroom with a roll top bath, hand wash basin, WC, shower cubical with tiled splashback and laminate flooring.

Garden

An attractive garden which is perfect for families, a safe enclosed space enjoying a good degree of privacy. The lawn is bounded by well-established shrub borders, there is also a pleasant seating area under the pergola.

Garage

17' 8" x 9' 5" (5.38m x 2.87m)

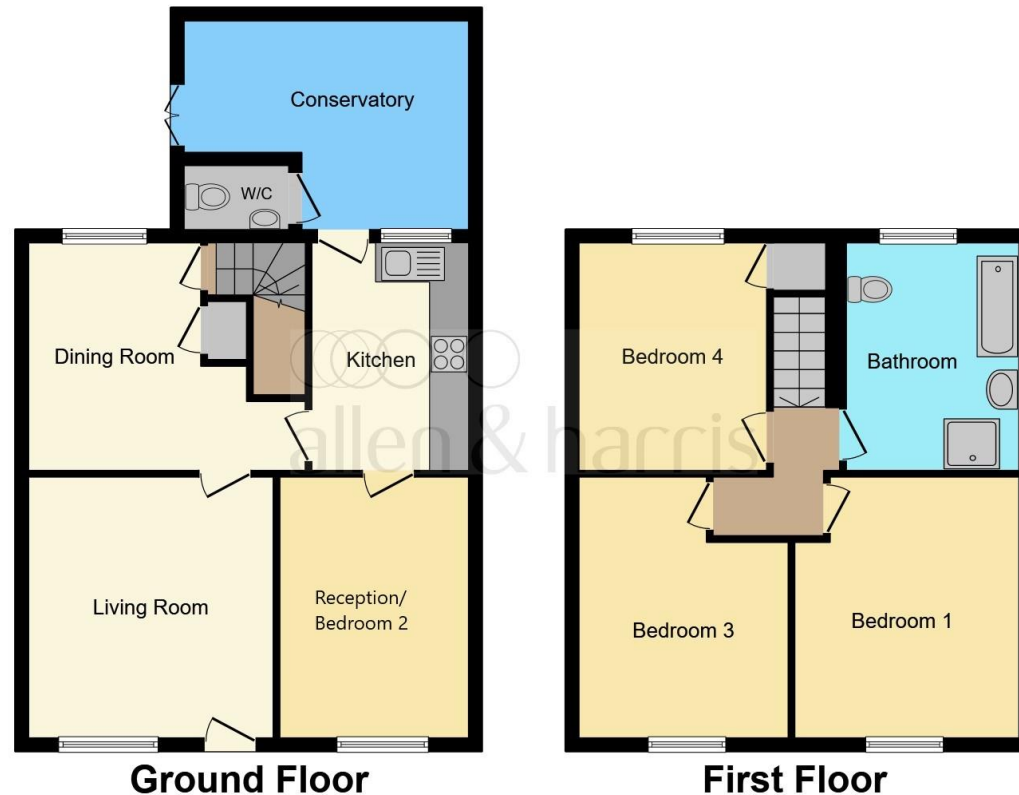
Electric roller door, with parking in front of.

Parking

Ample off street parking in front of the garage.

Services

The property is connected to, mains water, mains gas, mains electric and mains drainage.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Board Cross, Shepton Mallet

- Guide Price £350,000 - £375,000
- Conservatory & Downstairs WC
- Garage & Off Street Parking
- Three Reception Rooms Offering A Ground Floor Bedroom If Needed
- Character Features Internally & An Enclosed Sunny Garden

Tenure: Freehold EPC Rating: D

guide price

£350,000



Location

The historic market town of Shepton Mallet is located in the Mendip district of Somerset and lies approximately 5 miles East of Wells Cathedral City. You can also reach the City of Bath and the City of Bristol which are located approximately 18 miles and are easily accessible for commuting. The town of Shepton Mallet itself offers a range of local amenities including; a large supermarket, fitness centre, leisure centre, a range of shops & boutique, a choice of pubs and restaurants, a dentists and doctors surgery, and the popular Kilver Court a fantastic designer clothing outlet.

Shepton Mallet is also home to good state schools, both primary and secondary, along with many highly regarded independent schools within easy reach such as; Wells Cathedral School, Downside School, All Hallows Prep School and Millfield School.

The closest train station can be found at Castle Cary, approximately 6 miles, which offers direct links to London.



Please note the marker reflects the postcode not the actual property

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