



32 Walnut Grove | Shepton Mallet | BA4 4HX

FREEHOLD

£450,000

## PROPERTY SUMMARY

5  3  2  B 

Tucked away in the cul-de-sac of Walnut Grove, Shepton Mallet, is this impressive four bedroom detached house with NO onward chain. A standout feature of this property is the self-contained live/ work unit located next door. This additional living space can serve multiple purposes, multi generational living, or a home office for those who work remotely. Outside, has off road parking and a garage. The garden provides a low maintenance outdoor space, perfect for entertaining. An early viewing is highly recommended.



### Entrance Hall

Radiator. Doors leading to lounge/diner, study, and cloakroom. Stairs to first floor.

### Cloakroom

Low level WC, wash hand basin. Radiator. UPVC double glazed obscure window to front.

### Study

12'8 x 8'7 (3.86m x 2.62m)

Wood effect flooring. Radiator. UPVC double glazed window to front.

### Kitchen

11'1 x 9'5 (3.38m x 2.87m)

A newly appointed range of wall, drawer and base units with solid work surfaces over. Under unit lighting. Inset sink with drainer and mixer tap over. Integrated single electric oven and microwave, induction hob and cooker hood over. Integrated dishwasher. Peninsular. Wooden effect flooring. UPVC double glazed windows to rear and side. Opening to utility room.

### Utility Room

Integrated fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Door leading to under stairs cupboard. UPVC double glazed door leading to rear garden.

### Living Room

20'3 x 11'0 (6.17m x 3.35m)

Radiator. Room for dining furniture. Triple aspect UPVC double glazed windows to front and side and French doors over looking the garden.

### Landing

Radiator. Airing cupboard. UPVC double glazed window to rear. Doors leading to Master bedroom, bedroom, two, three, four and family bathroom.

Four Bedroom Detached House

Kitchen

Utility Room

Study

Living Room

Master Bedroom With EnSuite

Bathroom

Private Garden

Live Work Unit

Off Road Parking



**INTERESTED IN THIS  
PROPERTY**

**Need to sell first?**

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

**MORTGAGE ADVICE**

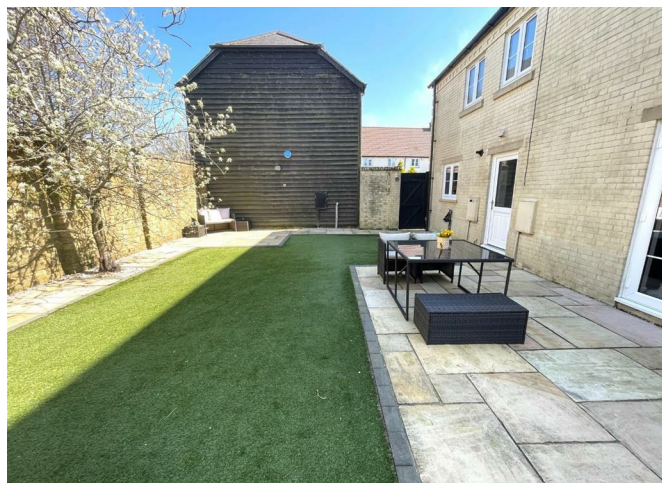
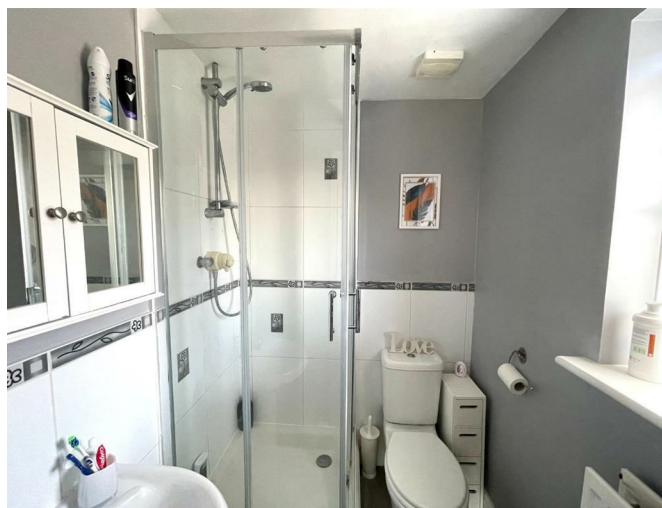
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

Tor Finance will assess your needs and recommend the most suitable Mortgage product available to you.

Tor Finance can assess your needs via a free initial consultation and recommend the most suitable Mortgage product available to you.

Please call us on  
**01458 888 020 ext 3**  
to arrange  
**A FREE INITIAL  
CONSULTATION**

Your property may be repossessed if you do not keep up repayments on your mortgage



**Master Bedroom**

11'8 x 11'2 (3.56m x 3.40m)

Radiator. Double fitted wardrobe. UPVC double glazed windows to front. Door leading to Ensuite.

**Ensuite**

Three piece white suite, low level WC, wash hand basin and shower cubicle. Tiling to splash prone areas. Extractor fan. Radiator. UPVC double glazed obscure window to side.

**Bedroom Two**

11'4 x 9'8 (34.75m x 2.95m)

Radiator. UPVC double glazed window to rear.

**Bedroom Three**

10'0 x 7'2 (3.05m x 2.18m)

Radiator. UPVC double glazed window to front.

**Bedroom Four**

10'4 x 7'9 (3.15m x 2.36m)

Radiator. UPVC double glazed window to front.

**Bathroom**

Combination sink and toilet with storage under. Panelled bath with shower over. Tiling to splash prone areas. UPVC double glazed obscure window to rear. Radiator

**Garden**

Patio area, perfect for entertaining. Artificial grass. Outside tap. Gate leading to the parking space.

**Live/Work Unit**

The self contained live/work unit is accessed through its own private door located to the side of the garage door. Staircase rising to the landing.

**Landing**

Doors leading to living/dining room and kitchen.

**Kitchen**

8'1 x 7'4 (2.46m x 2.24m)

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven and hob with cooker hood over. Space for an upright fridge/freezer.

**Living/Dining Room**

18'6 x 13'10 (5.64m x 4.22m)

Electric heater. Two double glazed window to front.

Bedroom

17'0 x 9'10 (5.18m x 3.00m)  
Electric heater. Double glazed windows to rear and side.

Shower Room

Low level WC, wash hand basin and shower cubicle. Tiling to splash prone areas. Extractor fan. Double glazed obscure window to front.

Airing Cupboard

Garage

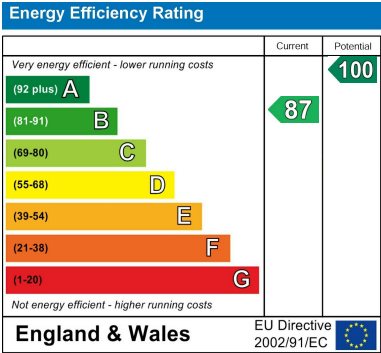
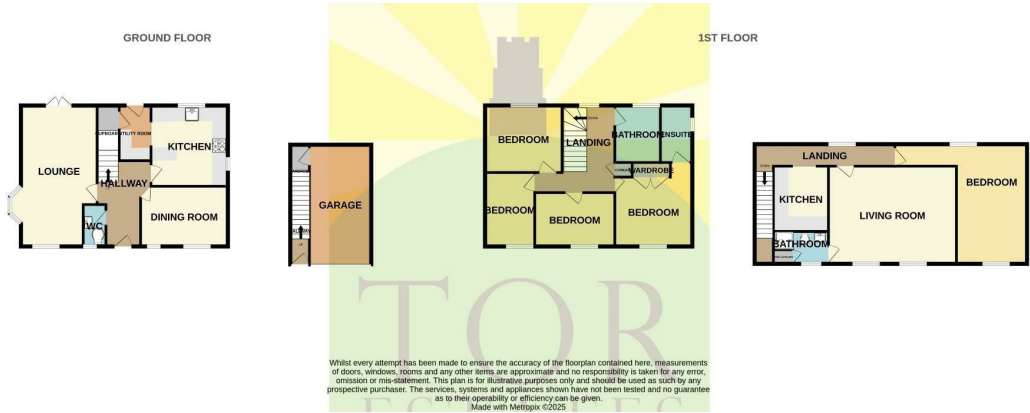
Up and over door.

Purchasers Note

The live/work unit is subject to a council tax band A. The current owners currently achieve a yearly income of approx £2,200 from the solar panels. 12 years still to run on a government backed tariff.

Disclaimer

Important Notice: Tor Estates, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tor Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LETTINGS

Call us today for more information

- Vacant Management
- Tenant Find
- Full Management
- Refurbishment Management
- Block Management
- Commercial Lets

01458 888020

20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
BA16 0EG

www.torestates.co.uk

info@torestates.co.uk  
lettings@torestates.co.uk  
mortgages@torestates.co.uk

