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CORNWALL LODGE, 5 COOMBE LANE
SHEPTON MALLET, BA4 5UX



FOR SALE £365,000

Simon Heal Estate Agents are delighted to present this spacious **4 bedroom, 3 storey character home** set in a popular location in Shepton Mallet. The Grade II listed lodge briefly comprises **4 large bedrooms**, bathroom, 2 cloakrooms and en-suite shower room, kitchen/dining room, lounge, front garden, parking and gated driveway. Gas CH and DG.

RECENTLY REFURBISHED THROUGHOUT
AVAILABLE TO VIEW IMMEDIATELY

Door to Entrance Hall

Radiator, thermostat control, tiled flooring, smoke alarm, under-stairs cupboard, stairs to 1st floor, doors into:

Lounge 14'8 x 13'3

2 radiators, carpeted flooring, sash window to front, open fire, smoke alarm, TV point.



Kitchen/Dining Room 13'9 x 13'3

Sash window to front, 2 radiators, tiled floor, open fire, smoke alarm, range of wall and base cream units with worktops and tiled splashbacks, electric range cooker with gas hob and electric ovens and grill, extractor hood, ceramic sink with a mixer tap and drainer, integrated dishwasher and space for a fridge-freezer.



Utility room 6'1 x 5'8

Tiled flooring, radiator, a range of cream wall and base cabinets with tiled splashbacks and worktops, space and plumbing for a washing machine, stainless steel sink with a mixer tap, Vaillant gas system boiler with timer controls, smoke alarm, frosted window and door to rear (right of way pedestrian access to rear, meter boxes and outside tap installed), door into:



Cloakroom

Extractor fan, tiled flooring, low level WC and pedestal washbasin, heated towel rail.

From the Entrance Hall, stairs up to:

1st floor Landing

Smoke alarm, thermostat control, carpeted flooring, sash window to front, radiator, doors into:

Family Bathroom 11'6 x 10'2

Tiled flooring, double shower enclosure with a rainfall shower head and a hand piece, heated towel rail, pedestal wash basin, low level WC, airing cupboard with a pressurised water cylinder, a roll top claw foot bath with a mixer tap and a hand piece, 2 DG Velux rooflights, access to loft space, extractor fan, sash window to rear.



Bedroom 1 14'8 x 13'3

2 radiators, sash window to front, open fireplace, built-in wardrobe, carpeted flooring.



Bedroom 2 13'9 x 13'3

Open fireplace, storage cupboard, sash window to front carpeted flooring, built-in wardrobe.



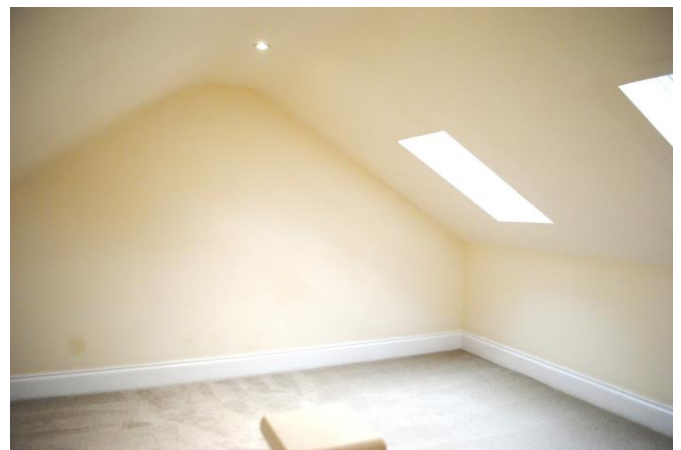
From the Landing, stairs up to:

Top Floor Landing

DG Velux rooflight, smoke alarm, carpeted flooring, doors into:

Bedroom 3 13'0 x 13' with the ceiling sloping on both sides at the height of 2'10

Radiator, 2 DG Velux rooflights, carpeted flooring, door into:



En-suite Shower Room

WC, wash basin, double shower enclosure, extractor fan, tiled flooring, heated towel rail.



Bedroom 4 13'0 x 13' with the ceiling sloping on both sides at the height of 2'10

Radiator, 2 Velux rooflights, carpeted flooring, door into:



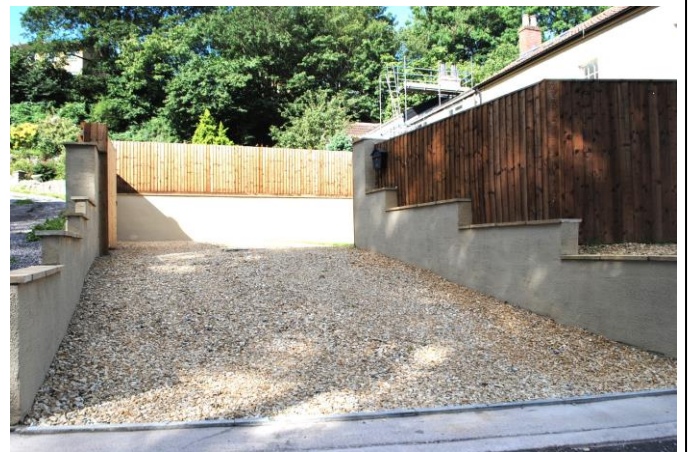
Cloakroom

Washbasin, WC, heated towel rail, tiled flooring, extractor fan



OUTSIDE

The outside is enclosed with a rendered wall and fencing with a double gate providing access to the drive. Parking for several vehicles, front garden laid to lawn.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The property is a freehold and registered as listed as Grade II (listing number 1058417).

It is believed there is a cellar under the property to which there is no access.

All sizes are approximate. EPC = C