



Offers In The Region Of £189,500

2 Bedroom Maisonette for sale

Flat 2 5a Kingsland Road, Shepton Mallet



EweMove
SALES AND LETTINGS



Overview

If you've been looking for your first home or a savvy investment, you'll know that finding an apartment with private parking for two cars AND its own secluded garden is like finding a needle in a haystack.



Key Features

- Private Parking for Two vehicles
- Private Secluded Garden
- High Energy Efficiency - EPC Grade B
- Share of Freehold
- Spacious Two-Story Layout
- Council Tax band A
- Close To Local Amenities.
- Convenient Dual-Level Facilities



This isn't just a flat; it's a deceptively spacious maisonette that feels much more like a house, boasting a rare EPC Grade B rating and council tax band A, to keep those monthly bills impressively low.

The Big Picture

Forget dark, cramped communal hallways and noisy neighbours upstairs. This property offers its own private entrance, giving you that "home sweet home" feeling from the moment you step through the door. Spanning two floors and over 748 sq. ft., the layout is clever, bright, and offers plenty of "zones" for working from home, entertaining, or just crashing after a long day.

Plus, with a Share of the Freehold, you're in the driver's seat; no scary ground rent hikes or faceless management companies to worry about here.

The Finer Details

Step inside and head up to the first floor, where the heart of the home lives. The living room is a cozy sanctuary, while the separate dining room means you don't have to eat your dinner on your lap. The kitchen is sleek and modern, packed with integrated appliances. This level also features the main family bathroom, which is crisp, clean, and ready for a long soak in the tub.

Moving upstairs to the second floor, you'll find two well-proportioned bedrooms with characterful Velux windows that flood the rooms with natural light. To keep things convenient during the night, there is a handy cloakroom situated on this level as well.

The Great Outdoors

This is where this property really pulls away from the flock. While most apartment dwellers have to make do with a balcony, you get your very own enclosed private garden. It's low-maintenance but high-impact and ideal for summer BBQs or letting the dog stretch its legs.

And let's talk parking. No more circling the block looking for a space; you have a private driveway with room for two vehicles.

The Techy Bit (The Facts & Figures)



Energy Efficiency: A brilliant EPC Rating of B (Your wallet will thank you!).

Tenure: Leasehold with a Share of Freehold.

Space: 748 sq. ft. of versatile living space.

Location: Tucked away on Kingsland Road, you're just a short stroll from local amenities but close enough to the edge of town for weekend walks.

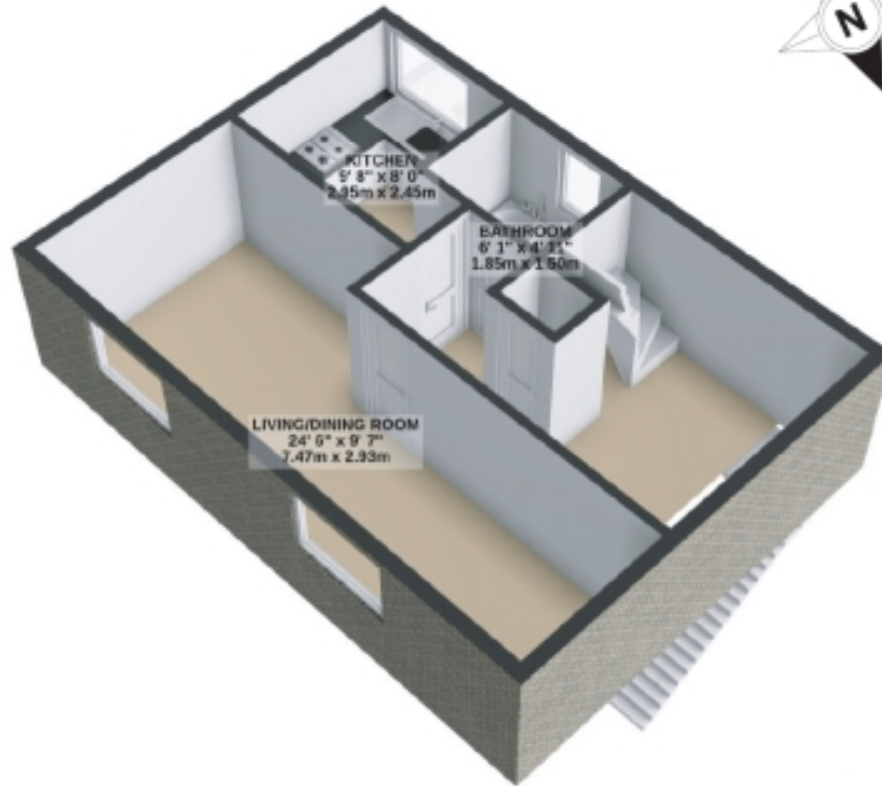
Ewe don't want to miss this one! Properties that offer this much outdoor space and parking at this price point don't stay on the market for long.

Floorplans



Kingsland Road, Shepton Mallet, BA4

APPROX. GROSS INTERNAL FLOOR AREA 748 SQ FT 69.4 SQ METRES

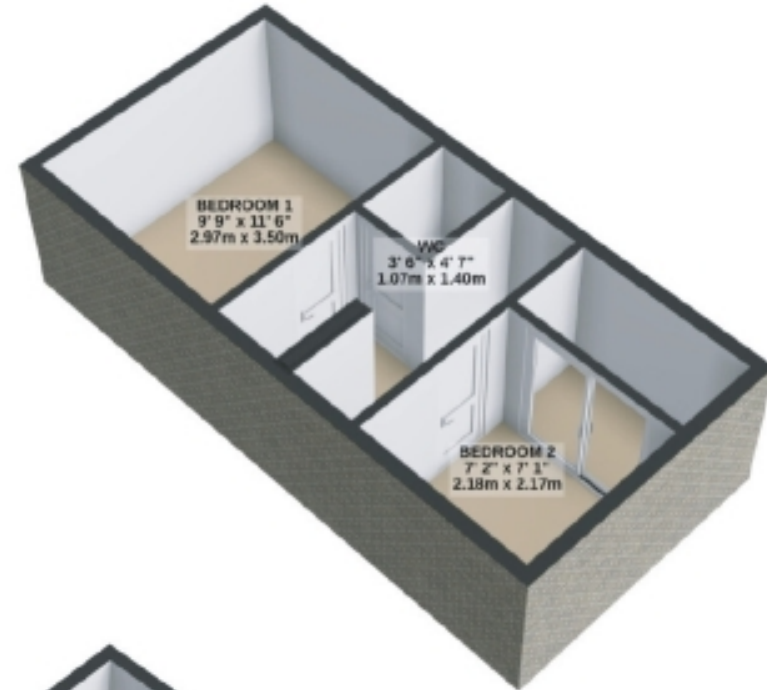


LIVING/DINING ROOM
24' 0" x 9' 7"
7.47m x 2.93m

KITCHEN
8' 8" x 8' 0"
2.65m x 2.45m

BATHROOM
6' 1" x 4' 8"
1.85m x 1.50m

FIRST FLOOR



BEDROOM 1
9' 9" x 11' 6"
2.97m x 3.50m

WC
3' 6" x 4' 7"
1.07m x 1.40m

BEDROOM 2
7' 2" x 7' 1"
2.18m x 2.17m

SECOND FLOOR



GROUND FLOOR

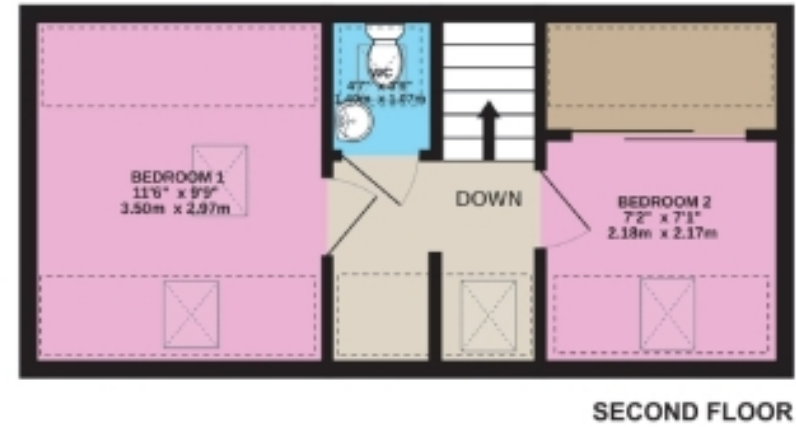
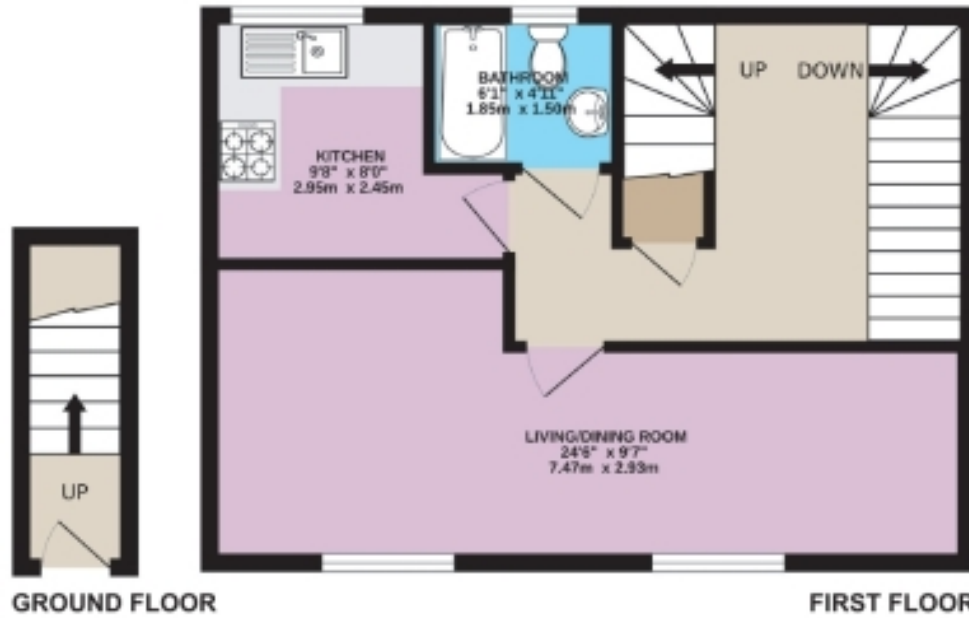
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Denotes restricted head height



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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