



14 Nalder Close, Shepton Mallet, Somerset, BA4 4HG

£239,950 Freehold

COOPER
AND
TANNER



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Description

A nicely presented four bedroom modern townhouse with a garage and off road parking, situated in a cul-de-sac position on the popular Tadley Acres development. The property offers well-proportioned accommodation set over three floors which includes a kitchen/dining room, a light and airy first floor sitting room and a Master en-suite.

A door to the front of the property opens into an entrance hall, which incorporates the staircase to the first floor accommodation and a downstairs WC with adjoining under stairs cupboard. Accessed from the hall and located at the front of the property is a good size single bedroom, which could equally be used as a play room or a study. Beside, there is a spacious L-shaped kitchen/dining room with double doors opening out to the garden. Fitted with a range of matching floor and wall units, the kitchen includes an integrated electric oven with gas hob, plumbing for both a freestanding washing machine and dishwasher, space for a fridge freezer and a wall-mounted boiler for the gas-fired central heating. The dining area offers ample space for a large table and chairs, ideal for a family and entertaining.

On the first floor, there is a generous sitting room with two windows to the front of the house allowing in plenty of natural light. A central landing then leads into a double bedroom at the rear which has a 'Jack and Jill' WC with wash hand basin. A second staircase then continues up to the top floor, where there is a good size Master bedroom with a built in double wardrobe, a feature window to the front and an en-suite shower room. In addition, there is a further double bedroom and a family bathroom with matching white suite.

Outside

Directly in front of the property there is an area of communal residents' parking. Access to the side of the terrace leads around to the rear of the property, where there is a single garage with 'up and over' door, light and power. There is one allocated parking space in front of the garage. Rear access (on foot) is then available into the back of the courtyard garden, which is enclosed to all sides by walling and fencing. Laid to patio and slate chippings for low maintenance, the garden provides space for outside seating/dining.









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, a Grade I Listed church and both primary and secondary state schools. There are also many highly regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

Directions

From our office, proceed up the High Street and straight across the roundabout into Cannard's Grave Road (A371). Follow the road to the next roundabout and take the first exit onto Whitstone Road (A37). Take the first turning on the left hand side into Hobbs Road and then the first right into Nalder Close. The property can be found straight ahead.



Local Information Shepton Mallet

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas-fired central heating

Services: Mains gas, electricity, water and drainage are all connected

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Shepton Mallet (Primary and Secondary)



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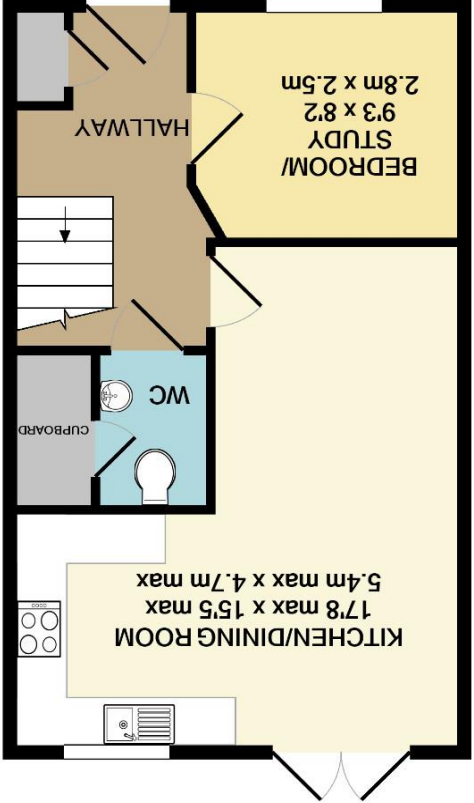
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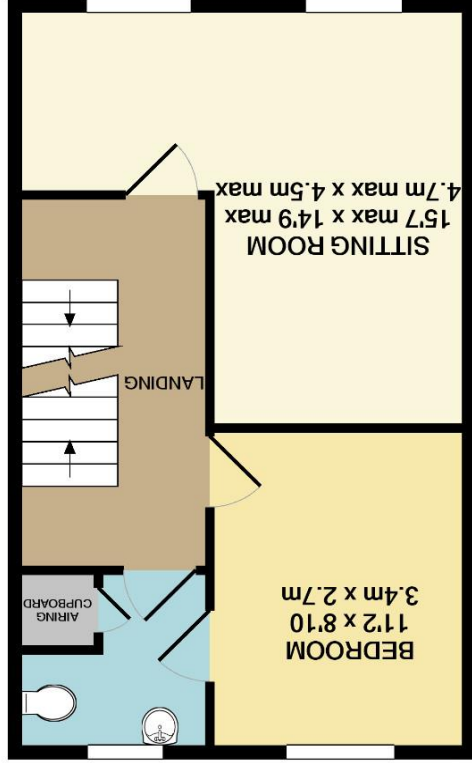
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

