



16 Henley Rise, Shepton Mallet, Somerset, BA4 4AW

£229,950 Freehold

COOPER
AND
TANNER



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 3  2  1 EPC TBC

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Description

A modern three bedroom semi-detached house located in a favoured address on the Tadley Acres development. For sale with no onward chain, the property includes a generous west-facing rear garden, off road parking and a garage.

A door to the front of the property opens into an entrance hall, with staircase to the first floor accommodation and an inner door entering into the sitting room. A well-proportioned room, the sitting room includes a central fireplace with an inset electric fire, a double glazed window to the front and an opening through to the dining room. This second reception rooms has an under-stairs cupboard, double glazed patio doors to the rear garden and a door to the adjoining kitchen. There is certainly scope for this dividing wall to be removed to create an open kitchen/diner if desired. The kitchen is fitted with a range of matching floor and wall units and includes an integrated electric oven, a gas hob and a freestanding under-the-counter fridge and washing machine (untested). The gas-fired boiler for the central heating has been recently replaced and is also located in the kitchen. Beside, there is a small lobby area with an external door to the side of the property and access into a downstairs WC.

On the first floor, there are three bedrooms; two doubles both with built-in wardrobes and a single, also with a fitted cupboard over the stairs. In addition, there is a modern shower room fitted with a white suite and a double glazed frosted window to the rear.

Outside

The property benefits from a single garage with an 'up and over' door, which is accessed via a shared driveway located to the side of the adjoining house. Opposite the garage, there is an allocated off road parking space for one vehicle. A rear pathway then leads around the back of the neighbouring property through to the rear garden. Enclosed to all sides by fencing, the garden is a good size and faces west, enjoying plenty of afternoon and evening sunshine. Mainly laid to lawn, there is also a patio seating area directly behind the house and gated access to the side, too.









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

Upon entering Shepton Mallet from the Frome direction on the A361 (Charlton Road) continue past Charlton House Hotel to the traffic lights and proceed straight ahead. At the next set of traffic lights, turn left onto the A37 (Whitstone Road). Take the next right hand turn into Webber Road, then the first left into Henley Rise - follow the road around and the property can be found along on the right hand side.



Local Information Shepton Mallet

Local Council: Mendip District Council

Council Tax Band: C

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)



SHEPTON MALLET OFFICE
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HENLEY RISE
TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)
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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