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  1 EPC C

£210,000 Freehold

2 Moulton Close
 Shepton Mallet
 Somerset, BA4 5SS

**COOPER
 AND
 TANNER**



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Description

A well-proportioned three bedroom semi-detached house occupying a corner plot position and benefiting from a good size sitting room, kitchen/dining room, plenty of parking to the front and a generous enclosed rear garden.

A door to the front opens into an entrance hall, with staircase to the first floor accommodation and access into the sitting room and kitchen. The sitting room is a good size and is located at the front of the house, with open arch to one side leading through to the adjoining kitchen/dining room. Fitted with a range of matching wooden fronted floor and wall units, the kitchen offers plenty of cupboard space and includes space for white goods and a dining table and chairs. In addition, the kitchen incorporates a 'Rangemaster' range cooker which is included in the sale and a wall-mounted boiler for the gas-central heating which we understand is less than two years old. On the first floor, there are three bedrooms, two doubles and a single and all with built in wardrobes. Completing the accommodation is a shower room which has a corner shower cubicle, a vanity wash hand basin and a low level WC.

The property benefits from fully owned solar panels fitted to the rear and side, which help to significantly reduce running costs and also generate a superb

income. More details can be provided to any interested purchasers upon request.

Outside

To the front of the property, there is a block paved driveway which provides off road parking for several vehicles. At the side, there is a metal lockable storage shed with double doors, which is insulated and has electricity connected, accessible from the driveway and ideal for those with a motorcycle. The rear garden is a generous size and is enclosed to all sides by fencing. Facing south-east, the garden enjoys plenty of sunshine throughout the day and is predominantly laid to lawn with large area of decking adjoining the house and another (perfect for outdoor seating) across the garden. Also within the garden is an individual timber built store with pitched roof. Furthermore, there is a useful potting shed/garden store and an outside WC. An undercover walkway at the side of the house with double glazed door then leads back to the driveway at the front.

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

Local Information Shepton Mallet

Local Council: Mendip District Council

Council Tax Band: A

Heating: Gas-fired central heating

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

Tenure: Freehold



Motorway Links

- M5
- M4



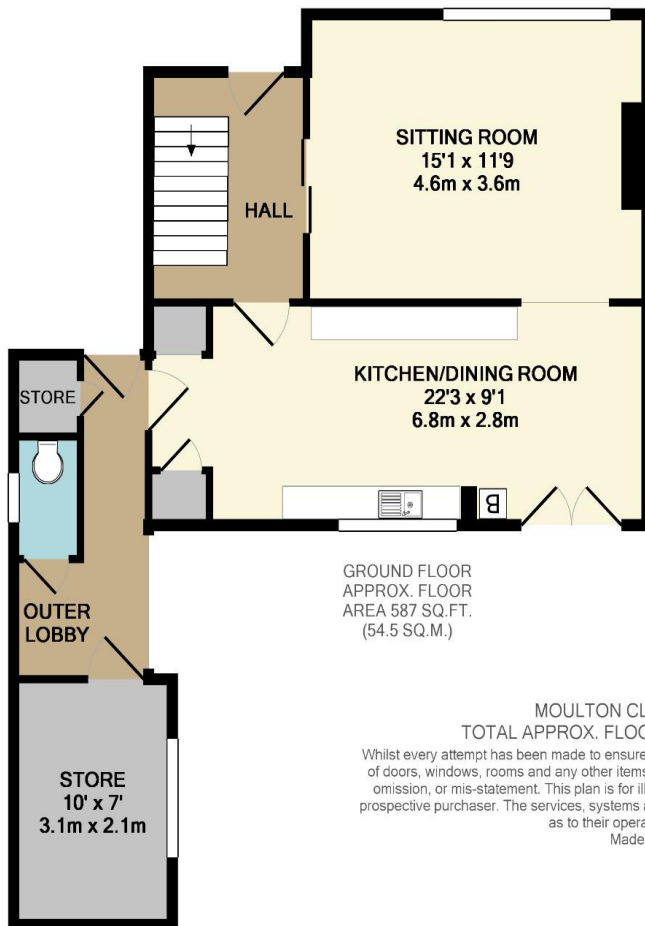
Train Links

- Castle Cary
- Bristol Temple Meads & Bath Spa

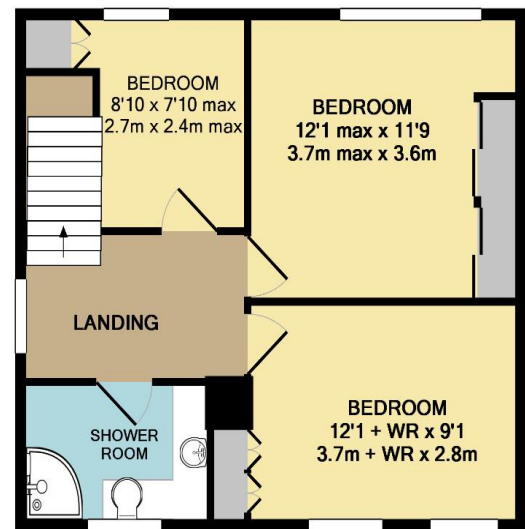


Nearest Schools

- Shepton Mallet
(Primary and Secondary)



GROUND FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

MOULTON CLOSE, SHEPTON MALLET
TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 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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SHEPTON MALLET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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