

57 Barrington Place,

Shepton Mallet, BA4 5GH

COOPER
AND
TANNER



£460,000 Freehold

Built by Bloor and the first time to the market since built this spacious 4 bedroom property is nicely proportioned - master bedroom with ensuite shower room, utility room, family sized kitchen / breakfast room, landscaped gardens and double garage.

57 Barrington Place, Shepton Mallet, BA4 5GH

 4  2  2 EPC C

£460,000 Freehold

DESCRIPTION

The spacious entrance hall has tiled floor, access to the principal rooms, spindled staircase rising to the first floor and a downstairs cloakroom with low level wc and pedestal wash hand basin. The sitting room located to the front has a square bay window, feature gas coal effect fire, on a raised hearth with back panel, surround and mantel. Double doors lead into the dining room which has patio doors to the conservatory and a door into the kitchen / breakfast room. Fitted with a range of matching white base, drawer and wall units incorporating single drainer sink unit and work surfaces, integrated gas hob, oven, canopy, space and plumbing for dishwasher, under counter fridge and freezer. There is a double glazed door to side porch, a door leading back into the entrance hall and an archway to the utility room, with matching units, plumbing and space for washing machine, work surfaces, wall mounted gas boiler and wash hand basin. There are tiled floors throughout the kitchen and the utility which compliment the kitchen units and work surfaces.

The first floor accommodation comprises four bedrooms and the family bathroom. The master bedroom has built in wardrobes and an ensuite shower room fitted with a white suite of shower cubicle, low level WC and wash hand basin inset into vanity unit with storage cupboards to either side. Bedroom two is a double bedroom with built in wardrobes. Bedroom four is fitted with a range of units to include dressing table, wardrobe and over bed units. The good sized family bathroom is fitted with a white suite comprising panel enclosed bath with shower and screen, pedestal wash hand basin and low level wc.

OUTSIDE

The double width driveway provides parking for several cars and gives access to the double garage. The front garden is laid to lawn with central display and edged by dwarf wall. To the side of the garage, a pedestrian gate leads into a paved seating area with pergola. The path continues around the garage and into a further paved seating area and then into the main garden, which has been landscaped for minimal maintenance. There is an area of lawn edged by well stocked borders for all year colour, several seating areas and a raised paved terrace. A personal door gives access into the double garage which has power and light, roof storage space and two up and over doors.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band E.

LOCATION

Located on the western side of the market town of Shepton Mallet, which offers a range of amenities, a selection of supermarkets, infant, junior and senior schools. The town is well placed for access to the nearby centres of Wells, Frome, Midsomer Norton and Castle Cary with its main line station to Paddington London. The larger centres of Bristol and Bath are also within travelling distance.

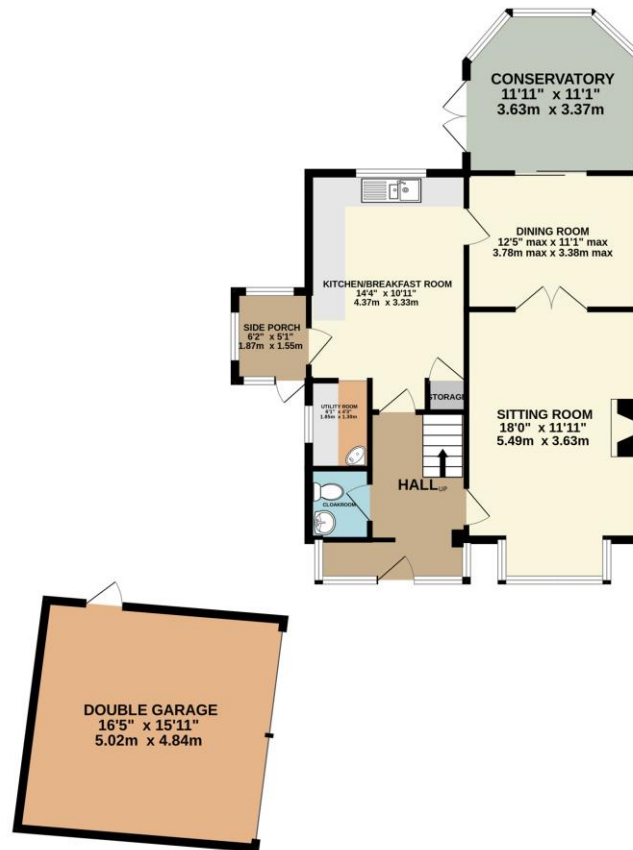
DIRECTIONS

From the Cooper and Tanner office proceed along Commercial Road. At the roundabout proceed straight across. Proceed downwards to Bowlish. Turn left opposite the Horseshoe public house. Take the middle road and travel upwards. Barrington Place is the 3rd turning on the left. Follow the road around to the left and left again. The property is the last house on the right.

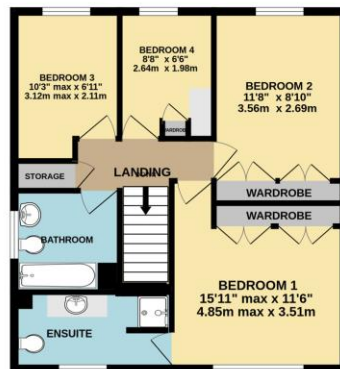




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2025

SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

