

22 Charlton Road, Shepton Mallet, BA4 5NZ

COOPER
AND
TANNER



£475,000 Freehold

An impressive semi detached three bedroom house presented in immaculate condition with spacious accommodation, wrap around gardens, double garage and driveway. Internal viewing is highly recommended.

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 3  2  2 EPC B

£475,000 Freehold

DESCRIPTION

This property is one of a pair of individual semi detached house built in the Interwar period in a non estate position, close to Collett Park and walking distance of the town centre.

The property is entered through the recessed storm porch and double glazed front entrance door into the spacious entrance hall with staircase rising to the first floor, door to sitting room and door to the downstairs shower room. Fitted with a modern white suite of low level wc, wash hand basin in vanity units and shower cubicle. Located to the front, the sitting room is open plan with the dining room and kitchen. There is a large bay window affording lots of natural light and ornamental fireplace with raised hearth and mantel. From the dining room double doors lead into the south facing garden room with patio doors and a view over the garden. The kitchen is fitted with an extensive range of base, drawer, wall and glazed units and work surfaces incorporating stainless steel round bowl and drainer, double oven, ceramic hob with canopy over and integrated dishwasher. There is space for a breakfast table and chairs. Adjoining this room is the utility / rear hall fitted with a range of cupboards and a double glazed door to the side garden.

On the first floor the spacious landing gives access to the three double bedrooms and family shower room. The master bedroom is south facing, has a built in cupboard and enjoys a view over the rear garden. The family shower room is light and airy and fitted with a modern range of units incorporating low level wc and wash hand basin. A step leads into the oversized walk in shower with monsoon shower head.

OUTSIDE

The front garden is enclosed by wall and fence and comprises lawn edged with flower borders planted with shrubs and plants. A path leads to the storm porch and continues to the side and rear of the property. The lawns also extend to the side and rear.

Enjoying a south facing position, a real sun trap, the rear garden is landscaped to provide a paved terrace, ideal for entertaining or just relaxing. Gentle gradient steps lead to the upper terrace which has a gravelled bed for ease of maintenance. From here there is a pedestrian door into the double garage which has power and light connected. The vehicular access to the garage and driveway are located in Kyte Road.

ADDITIONAL INFORMATION

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

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

From the Cooper and Tanner office proceed along Paul Street and into Charlton Road. Travel past Collett Park on the right. The property will be seen a short distance on the right hand side just past the turning for Kyte Road and before reaching Collett Avenue.





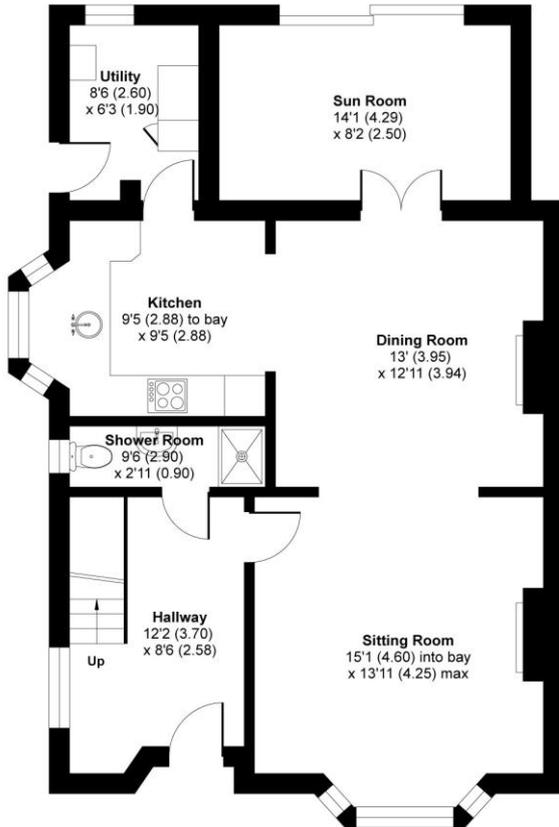
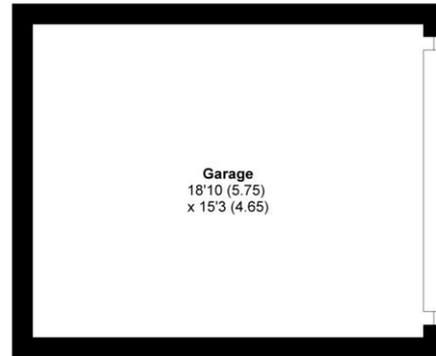
Charlton Road, Shepton Mallet, BA4

Approximate Area = 1458 sq ft / 135.4 sq m

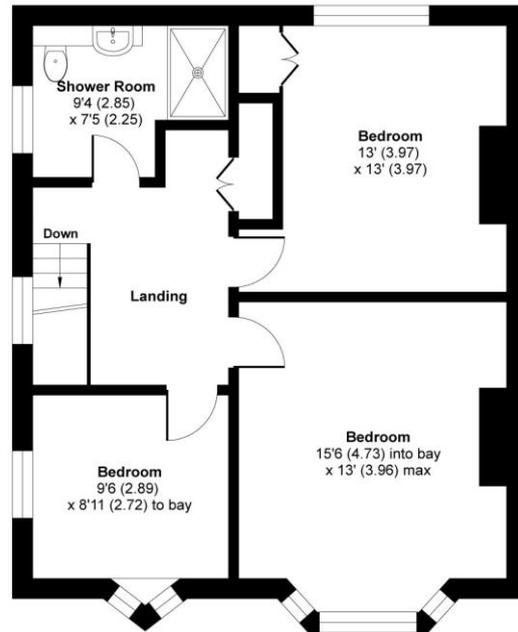
Garage = 288 sq ft / 26.7 sq m

Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1424838

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