

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

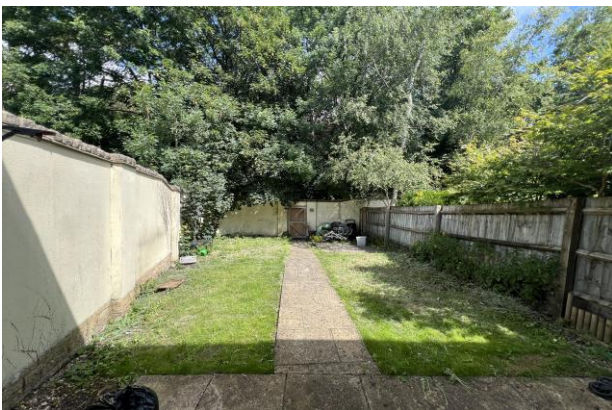
Vendor(s) Signature:

Dated:

COOPER  
AND  
TANNER

# 14 Clover Ground,

Shepton Mallet, BA4 4AS



**£225,000 Freehold**

Situated in a quiet area of Tadley Acres and within easy reach of the Millenium path to the town's facilities and Collett Park, this end terraced property offers good sized accommodation which would benefit from updating. Offered with no onward chain.

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**£225,000 Freehold**

## DESCRIPTION

This property is a former shared ownership property with Sanctuary Housing (60 / 40 basis) and is now being offered for sale as a whole ownership property. This will involve a "staircasing process" to be carried out at the same time as the legal purchase by the new owner, so that upon completion the new owner will own 100%.

The property is approached from the pedestrian path through the front entrance door into a good sized entrance hall with staircase rising to the first floor, and doors to principal rooms. The downstairs cloakroom is fitted with a matching suite of low level wc and pedestal wash hand basin. Located to the front of the property, the sitting room has a window to the front with open outlook and an ornamental fire surround and hearth. The kitchen / dining room is fitted with a range of matching base, drawer and wall units and work surfaces incorporating a single drainer sink unit, gas hob, oven, cooker hood, space and plumbing for washing machine. There is a gas boiler housed in one of the cupboards, space for a free standing fridge / freezer and ample space for dining table and chairs. A door leads out to the rear garden.

On the first floor the accommodation comprises two bedrooms. The master bedroom has a built in cupboard. The bathroom comprises a matching suite of low level wc, wash hand basin and panel enclosed bath with shower. From the landing there is also access to the airing cupboard.

## OUTSIDE

The rear garden is fully enclosed with a mix of wall and fencing and comprises a paved patio and lawn. A central paved path leads to the pedestrian gate accessing the Millenium Way footpath which leads into the town and Collett Park.

There is an allocated parking space to the front.

## ADDITIONAL INFORMATION

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

## LOCATION

The historic market town of Shepton Mallet is situated close to the centres of Frome and the city of Wells. The larger centres of Bristol and Bath are also within easy travelling distance. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is approximately six miles.

## DIRECTIONS

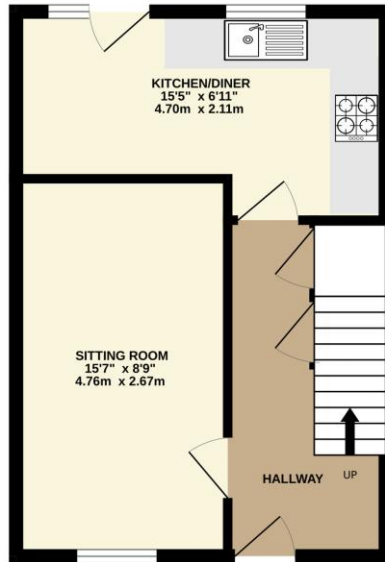
Leave the Cooper and Tanner office, proceed along Paul Street and into Charlton Road. Turn right at the traffic lights into Whitstone Road. Take the 1<sup>st</sup> turning right into Webber Road. Proceed all the way along, past Long Acre and Four Acres. Upon reaching the green turn left. Keeping the green on your right hand side Clover Ground will be seen directly in front of you.



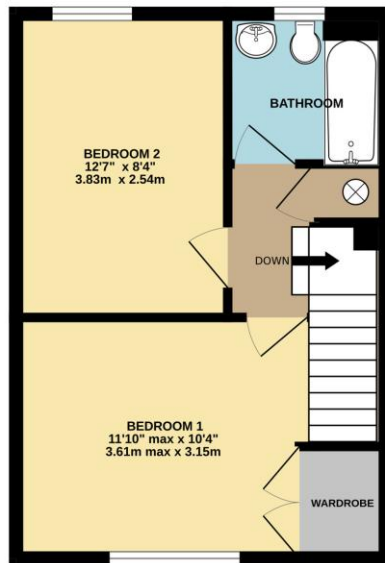




GROUND FLOOR



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.  
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**SHEPTON MALLET OFFICE**

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

[sheptonmallet@cooperandtanner.co.uk](mailto:sheptonmallet@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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