

# 5 Kings Close,

Shepton Mallet BA4 5DU

COOPER  
AND  
TANNER



**Offer in Excess of £225,000 Freehold**

Situated in a small cul de sac close to the towns facilities, this two bedroom chalet style bungalow is offered with no onward chain. The good sized accommodation comprises two reception rooms, downstairs bathroom and kitchen. Offered with no onward chain this property would benefit from cosmetic upgrading.

# 5 Kings Close, Shepton Mallet, BA4 5DU

 2  2  1 EPC D

---

Offers in Excess of £225,000 Freehold

## DESCRIPTION

Offering good sized accommodation which would now benefit from cosmetic upgrading. There are gardens to the front and rear. The sole agents recommend internal viewing to appreciate the potential this property has to offer.

A double glazed door leads into the front porch with a further door leading into the sitting room. This good sized room has a large double glazed window to the front, a gas coal effect fire with back boiler and ample space for sofas, and chairs. From here a door leads into the inner hall with staircase rising to the first floor, door to dining room and door to bathroom. An airing cupboard houses the hot water tank and there are two further cupboards. The bathroom is fitted with a low level wc, wash hand basin and panel enclosed bath with shower and screen. Located to the rear, the dining room has an archway to the kitchen and enjoys an outlook over the rear garden. The kitchen is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit and work surfaces. There is plumbing and space for washing machine and an under counter fridge.

On the first floor, the landing gives access to a large eaves storage area which has the potential to increase the accommodation (subject to any planning or building regulations). The master bedroom has a built in wardrobe. The second bedroom also located to the front has a rooflight.



## OUTSIDE

The front garden is paved with inset beds. A pathway leads to the front entrance door and continues to the side and rear. The rear garden has a paved patio, an area of grass and a former vegetable garden. A path leads to the bottom of the garden where there is a shed and a greenhouse.

## ADDITIONAL INFORMATION

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

## LOCATION

Shepton Mallet is located within easy travelling of the centres of Wells, Frome, Castle Cary, Bristol and Bath. 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 situated only eight miles away.

## DIRECTIONS

Leave the Cooper and Tanner office and proceed along Commerical Road towards the mini roundabout. At the mini roundabout turn left into Old Market Road. The turning for Kings Close is on the right hand side just past the Fire and Ambulance Station. The property will be seen on the right hand side.





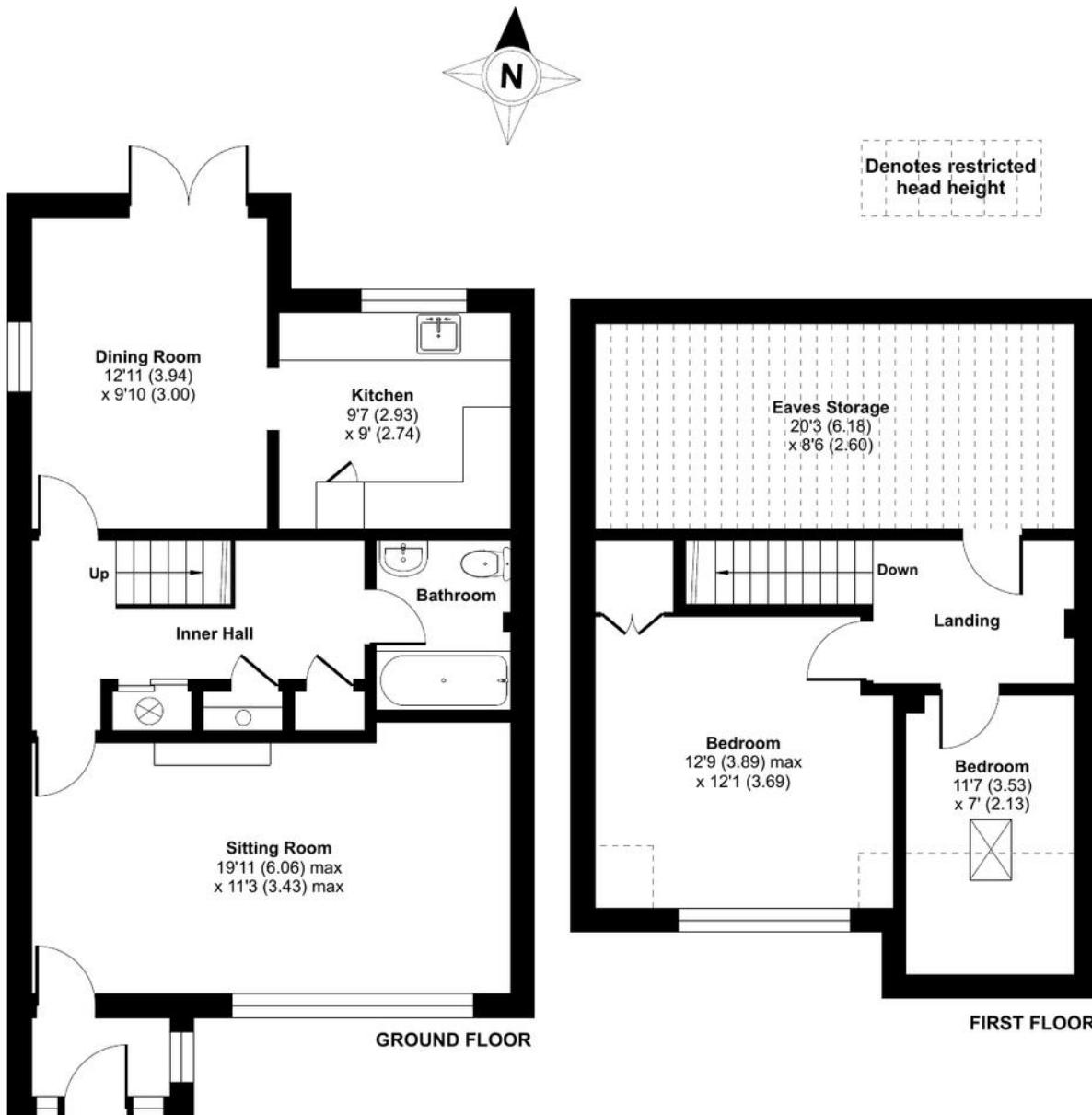
# Kings Close, Shepton Mallet, BA4

Approximate Area = 901 sq ft / 83.7 sq m

Limited Use Area(s) = 225 sq ft / 20.9 sq m

Total = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025.  
Produced for Cooper and Tanner. REF: 1387057

**SHEPTON MALLETT OFFICE**  
Telephone 01749 372200  
32 High Street, Somerset, BA4 5AS  
[Sheptonmallet@cooperandtanner.co.uk](mailto: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.