

24 Society Road, Shepton Mallet, BA4 5GF

COOPER
AND
TANNER



Offers In Excess of £260,000 Freehold

Situated in a cul-de-sac position on the popular St. Peters development this semi detached house benefits from an enclosed rear garden, a single garage and driveway parking. Viewing recommended as offered with no onward chain.

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 3  1  1 EPC C

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DESCRIPTION

St Peters is a popular residential area of Shepton Mallet located on the western edge of the town. This property offers good sized accommodation which would now benefit from some cosmetic updating.

A double glazed entrance door located at the front of the property leads into the entrance hall with staircase rising to the first floor and a door giving access to the good sized sitting room which enjoys outlook to the front and has an ornamental fireplace. A multi paned glazed door leads into the adjoining dining room which enjoys a view over the rear garden through double glazed French doors and has ample space for table and chairs. A large archway opens into the kitchen which is fitted with an extensive range of cream base, drawer and wall units incorporating a single drainer sink unit and work surfaces. There is a built in oven, ceramic hob, cooker hood and integrated fridge / freezer. Space and plumbing for washing machine.

On the first floor, the landing has doors to all rooms, a built in cupboard with gas combi boiler and a hatch to the roof space. There are three bedrooms - two double bedrooms with recesses, ideal for placing wardrobes without encroaching into the space of the room; and a good sized single bedroom. Completing the accommodation is the family bathroom, which is fitted with a white suite of panel enclosed bath, low level wc and pedestal wash hand basin.

OUTSIDE

A surfaced driveway provides parking and gives access to the single garage with up and over door. Being one of a pair located to the front of the property.

The rear garden is fully enclosed and comprises a paved terrace edged with a raised stocked border. Ornamental steps lead up to the remainder of the garden where there is another well stocked border with herbaceous plants and shrubs. There is pedestrian side access.

ADDITIONAL INFORMATION

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

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.

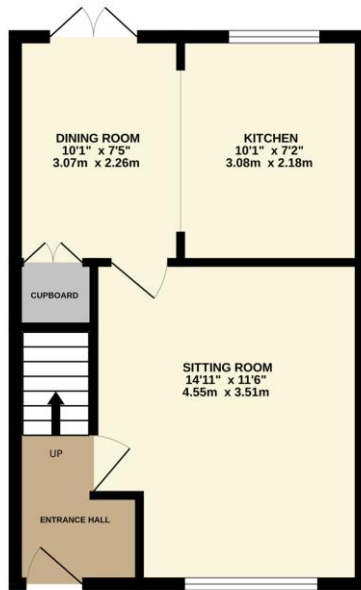
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4th turning on the right into Old Wells Road. Take the 2nd right into St Peters Road. Society Road is the 5th turning on the left. The property is in the 1st cul de sac on the right.

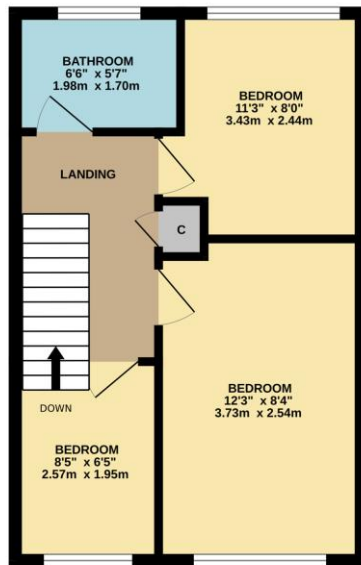




GROUND FLOOR



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.
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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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