

50 Coombe Lane, Shepton Mallet, BA4 5UZ

COOPER
AND
TANNER



£290,000 Freehold

An extended property in a non estate location with large rear garden, driveway parking and detached garage. Offering good sized accommodation which would benefit from some cosmetic updating. Offered with no onward chain.

50 Coombe Lane, Shepton Mallet, BA4 5UZ

 3  1  1 EPC D

£290,000 Freehold

DESCRIPTION

Formerly a Duchy of Cornwall house with the benefit of large gardens, situated on the Western side of the town in a non estate location yet still within close proximity to the town's facilities. .

The property is approached across the driveway to the entrance door which leads into the entrance hall with staircase rising to the first floor and door to the sitting / dining room. This spacious room has ample space for sofas, dining table, chairs and occasional furniture. There are two attract arched recesses, a gas pebble effect fire recessed into the chimney breast and a useful understairs cupboard. A door leads into the downstairs bathroom which is fitted with a white suite of panel enclosed bath, wash hand basin in vanity unit, low level wc and a separate shower cubicle. A second door gives access to the kitchen / dining room. This light and airy room enjoys a view over the rear garden and is fitted with a range of white base, drawer and wall units incorporating single drainer sink unit and work surfaces, with space for free standing fridge / freezer, slot in electric cooker, tumble drier, plumbing for washing machine and dishwasher. There is space for table and chairs. An adjoining rear porch provides access to the rear garden and to the driveway.

On the first floor there are three bedrooms. The master bedroom with fitted wardrobes to either side with sliding doors. One set of wardrobes leads through to a built in cupboard. The remaining two bedrooms are small double.

OUTSIDE

The front garden is gravelled with stone wall and shrubs with a surfaced driveway provides off road parking for several cars and continues to the side of the property to the garage with electric door, power and light connected. The large rear garden has been terraced for ease of maintenance and providing different zones with a range of outbuildings all with power connected. There is a paved patio which is ideal for entertaining. From here a path leads to the craft room and paved seating area. The path continues past a raised bed and onto a gravelled area with two greenhouses and beds This space could be used as a vegetable garden. Steps then lead up to the raised deck which enjoys a view over the garden and has the addition of a summer house.

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. Bristol Airport is also within commuting distance.

DIRECTIONS

From the Cooper and Tanner office proceed along Commercial Road to the roundabout and turn left onto Old Market Road. At the Tesco roundabout, turn right onto West Shepton, proceed straight across the mini-roundabout and after a short distance turn right into Coombe Lane. Follow the road downwards. The property will be seen a short distance along on the right hand side.





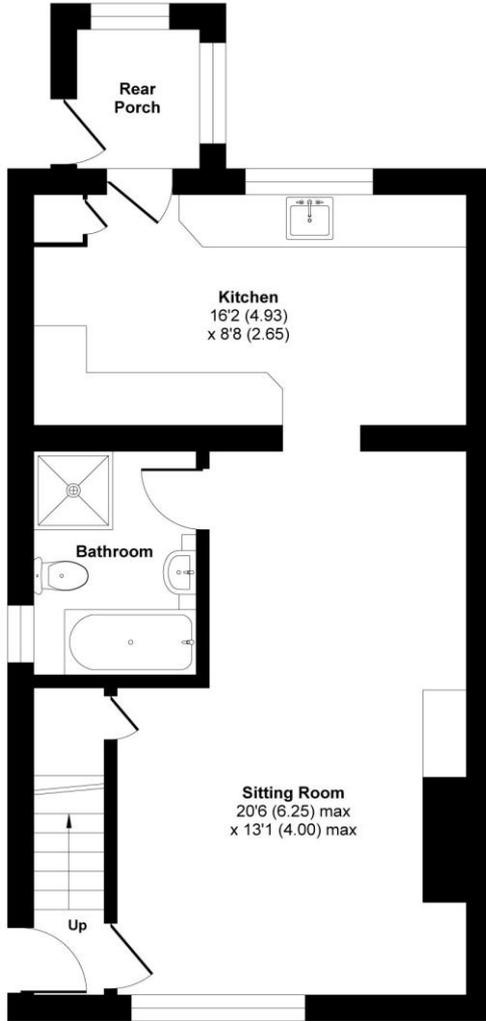
Coombe Lane, Shepton Mallet, BA4

Approximate Area = 849 sq ft / 78.8 sq m

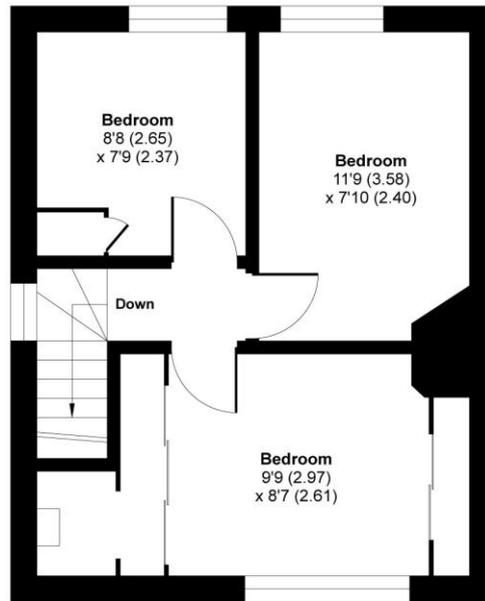
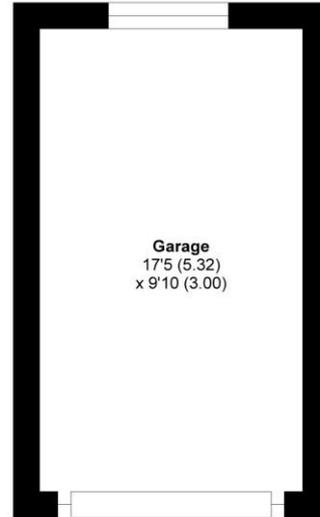
Garage = 172 sq ft / 15.9 sq m

Total = 1021 sq ft / 94.7 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). © n\checon 2026. Produced for Cooper and Tanner. REF: 1423778

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.

