

# 18 Amulet Way,

Shepton Mallet, BA4 4TJ



**£325,000 Freehold**

---

This semi detached house was built by Persimmon Homes in the 1990's and occupies a corner plot with driveway parking and a single garage. The property offers extended accommodation on the ground floor creating versatile space for everyday living.

# 18 Amulet Way Shepton Mallet, BA4 4TJ

 4  1  1 EPC C

---

## £325,000 Freehold

### DESCRIPTION

Situated on the eastern side of the town and offered with no onward chain, this deceptively spacious four bedroom semi-detached property offers versatile accommodation on the ground floor, driveway parking and enclosed gardens.

Occupying a corner plot, the property is entered into a central entrance hall where a staircase rising to the first floor with deep understairs cupboard and doors lead to the principal rooms. Located to the front the large family sized sitting room has two double glazed windows one being a bay window, an ornamental fire surround, mantel and hearth. Across the hall, the downstairs cloakroom is fitted with a low level wc and wash hand basin. The kitchen / dining room is fitted with an extensive modern range of base, drawer and wall units and work surfaces incorporating a single drainer sink unit, eye level oven, ceramic hob, canopy, space and plumbing for washing machine. There is ample space for a dining table and chairs. An archway leads into the double glazed conservatory. This usable space is ideal as a relaxing family area, a second sitting room or even a hobbies room. French doors lead into the adjoining garden room / shelter which forms a covered link between the conservatory and the garage. This area has a tiled floor and a polycarbonate style roof. A personal door leads into the rear of the garage which has been converted to provide an office at the rear whilst still retaining storage to the front accessed through the up and over door.

On the first floor there are four bedrooms and the family bathroom fitted with a suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower and screen.

### OUTSIDE

The gardens lie mainly to the front and side and comprises a paved terrace ideal for entertaining, but can be used for creating raised planters for growing vegetables or herbaceous plants. This area is enclosed by wall with two privacy gates one to the driveway, the other to the front.

The front garden is laid to lawn enclosed by picket style fencing with path to the front door and a small paved seating area. There is driveway parking in front of the garage which has been divided to create an office space to the rear and storage to the front, with up and over door, power and light.

### 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 east along Paul Street and on into Charlton Road, passing Whitstone School. Continue through the first set of traffic lights, past The Charlton Inn. At the next set of traffic lights, beside the Thatched Cottage public house, turn right onto Fosse Lane. Take the first left into Amulet Way. Proceed past the turning to Roman Villas on the left. The property will be seen a short distance along on the right hand side.



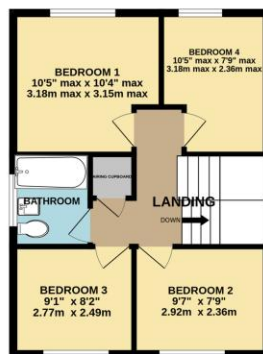




GROUND FLOOR



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.  
Made with Metropix ©2025

## SHEPTON MALLET 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.

