

Barrington Place

Shepton Mallet, BA4 5GH

COOPER
AND
TANNER



OIEO £300,000

Freehold

This semi detached three bedroom house is presented in good order throughout and forms part of the popular residential area of St Peters. Occupying a good sized plot with enclosed rear garden, driveway parking and an attached single garage. Viewing is highly recommended

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DESCRIPTION

A superb three bedroom semi detached house situated on a sought-after development on the western side of the Shepton Mallet. The property includes a dual-aspect sitting/dining room overlooking the rear garden.

A door to the front of the property opens into the entrance hall which incorporates the staircase to the first floor accommodation, and door to the spacious dual-aspect sitting/dining room with a double glazed bay window to the front, and french doors opening out to the rear garden. The kitchen includes a range of units, plumbing for washing machine, gas and electric cooker points, double glazed window and door to the rear garden.

On the first floor, the landing has double glazed window to the side, a built-in cupboard, access to all rooms and the hatch to the loft space. This is insulated, part boarded, with wooden ladder, light and housing gas combi boiler. There are three bedrooms (two doubles with built in wardrobes, single bedroom with a built in cupboard) and a modern family bathroom.

OUTSIDE

The front garden is laid to lawn with driveway providing parking and giving access to the single garage, with an 'up and over' door, light, power, plumbing for washing machine, vent for tumble drier and a personal door to the garden. There is a paved area to the side of the driveway and pedestrian gate to the rear garden. The rear garden is fully enclosed and comprises a large paved terrace for relaxing or entertaining, with the remainder of the garden being ideal for a lawned area.

There is a personal door to garage, outside lights and an outside tap.

LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, with the centres of Wells, Bristol and Bath are within travelling distances. Shepton Mallet 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.

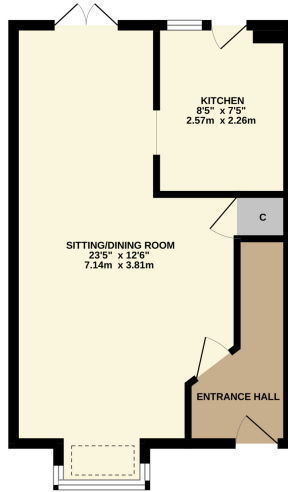
DIRECTIONS

From the High Street turn right. At the roundabout proceed straight across into West Shepton. Take the 6th turning on the right into Old Wells Road. Take 1st right into St Peters Road. Take the 2nd right into Barrington Place. Proceed along and the property is on the left hand side.

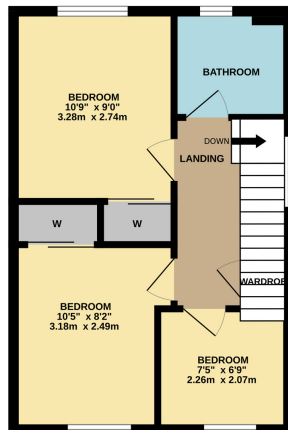




GROUND FLOOR



1ST FLOOR



BARRINGTON PLACE

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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