

15 Dukes Field, Shepton Mallet, BA4 4DL

COOPER
AND
TANNER



£269,950 Freehold

Situated in a cul de sac location within this popular residential area, this end terrace house offers three bedrooms, downstairs cloakroom, garage and parking. Ideal for First Time or Investment Buyer.

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 3  1  1 EPC C

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DESCRIPTION

Tadley Acres is a popular residential area on the southern side of the town situated close to the local amenities and with a short walk along Millenium Way, through Collett Park to the centre of town..

The property is entered from the pavement through the entrance door into the entrance hall where a staircase rises to the first floor and doors lead into the sitting / dining room and the downstairs cloakroom. The sitting / dining room is dual aspect with ornamental fireplace, surround, mantel and hearth incorporating a gas pebble effect fire. French doors open out to the enclosed rear garden. Adjoining this room, the kitchen is fitted with a matching range of base, drawer and wall units incorporating single drainer sink unit and work surfaces. There is a built in gas hob, electric oven, canopy, space for free standing fridge and plumbing for washing machine. There is a walk in understairs cupboard for storage / larder. The cloakroom is fitted with a low level wc and pedestal wash hand basin.

On the first floor, the landing gives access to the airing cupboard housing hot water tank, three bedrooms; two doubles and a good sized single. The master bedroom has a built in double wardrobe. The family bathroom has a matching white suite of panel enclosed bath, pedestal wash hand basin and low level wc.

OUTSIDE

From the front, proceed along the footpath to the left side of the property to the shared gravel driveway leading to the parking and garage (first on the right hand side), with roof storage space, up and over door and personal door to the garden. The fully enclosed rear garden is designed for low maintenance with paved seating area and artificial lawn. There is additional parking available to the front on a 'first come first served basis'.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet is located close to the cities of Wells, Bristol and Bath and offers a range of local amenities and shopping facilities including a range of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors. For those travelling by train, Castle Cary and Frome offer mainline stations with direct services to London Paddington.

DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street and into Charlton Road. At the traffic lights turn right onto Whitstone Road. Take the first right into Webber Road. Proceed and take the 2nd right into Four Acres. Follow the road to the right into Dukes Field. The property will be seen the last house on the left.





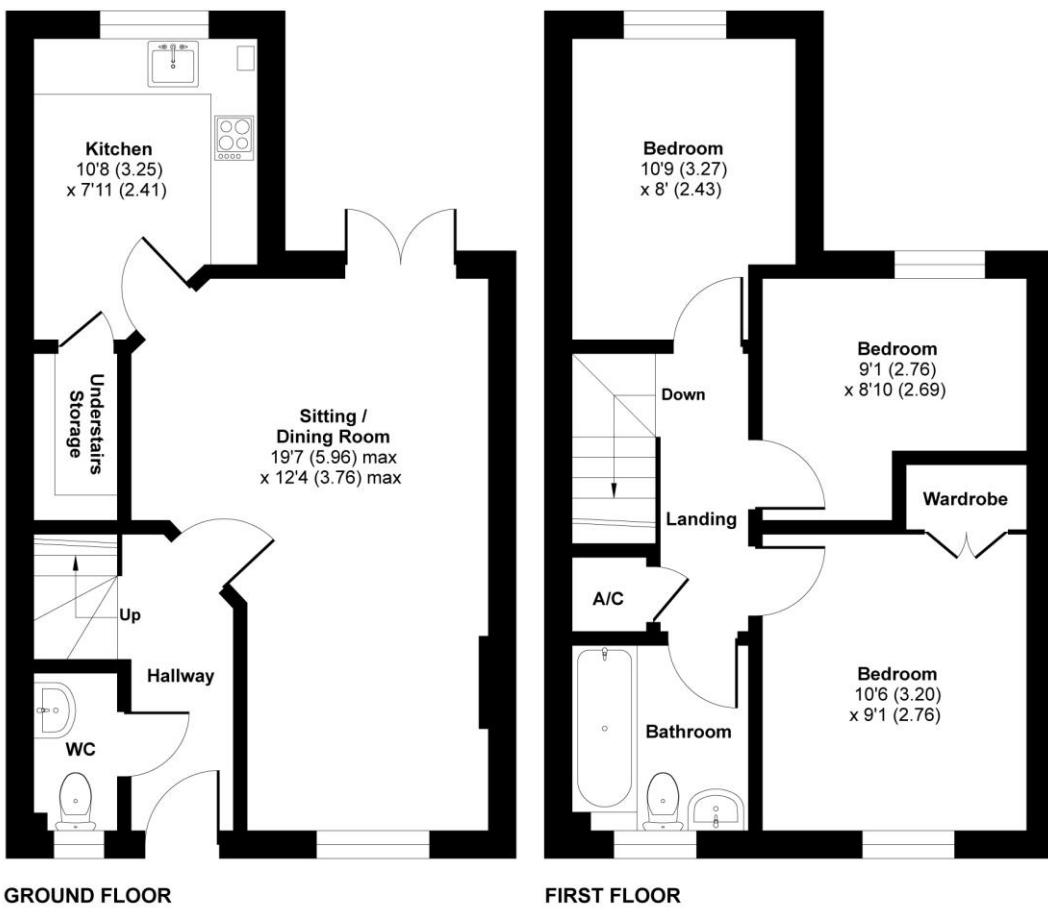
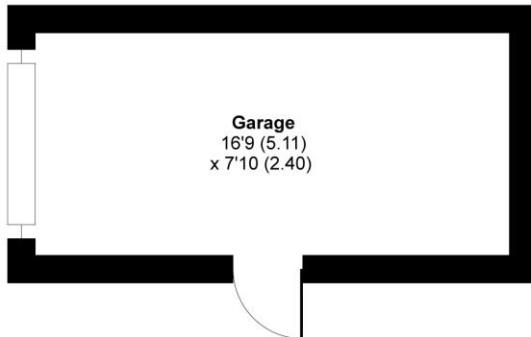
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Approximate Area = 764 sq ft / 70.9 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 896 sq ft / 83.1 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). © n:checom 2026. Produced for Cooper and Tanner. REF: 1407364

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