

Windrush, West Shepton, Shepton Mallet, BA4 5UL

COOPER
AND
TANNER



£399,000 Freehold

Being one of a pair of individual detached houses in a slightly elevated non estate position on the western side of the town. Offering four bedrooms with south facing rear garden, garage with high internal height and connecting workshop, and off road parking. Viewing recommended as offered with no onward chain.

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 4  1  2 EPC D

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DESCRIPTION

The property is entered from the lower ground floor through the double glazed entrance porch into the entrance hall. There is a shower room with low-level wc, wash handbasin set on vanity unit with cupboards and a shower cubicle. A short staircase rises to the ground floor landing with understairs cupboard. On the landing there is a built-in arched bookcase with cupboard under doors to principle rooms and staircase rising to the first floor. The kitchen is extensively fitted with a range of base, drawer, wall and glazed units with wooden work surfaces and incorporating a white single drainer sink unit with mixer tap. There is a built in double oven, ceramic hob, cooker hood and integrated dishwasher. There is space for fridge / freezer, space and plumbing for washing machine. A double glazed door leads out to the garden. The "L" shaped sitting/dining room is a good size with space for dining table and chairs. There is an ornamental fireplace with marble effect back panel with raised hearth, surround, mantle and inset pebble effect fire. Patio doors lead into the double glaze conservatory which has a tiled floor, power, light, radiator and French doors to the rear garden. On the first floor the landing gives access to all rooms. The family sized bathroom is fitted with a semi sunken bath with shower head, diverter and screen. The low-level wc and wash hand basin are built into a range of vanity units. There is a heated towel rail and tiled floor. The master bedroom is located to the rear with a built in range of mirror fronted wardrobes and a view over the garden. Bedroom two is also a double bedroom and is currently used as a cinema room. Bedroom three is located to the front and is currently used as a craft room. The fourth bedroom – a single is located to the rear.



OUTSIDE

A surfaced driveway provides off road parking / turning area and gives access to the garage and to the front entrance door. The front is screened by mature hedging. There is a raised stone wall border and side pedestrian access. The garage has a high height ceiling, power and light connected, up and over door. A wooden staircase gives access to the personal door which leads out to the rear garden. A connecting door from the garage leads into the adjoining workshop. The rear south facing garden is fully enclosed and is comprises paved terrace– an ideal space for entertaining or a morning cup of coffee. Steps lead up to the remainder of the garden which comprises lawn with planted shrubs and well stocked flower borders. There are outside lights and an outside tap.

ADDITIONAL INFORMATION

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

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. The property will be seen on the left hand side a short distance past Southfield Road.





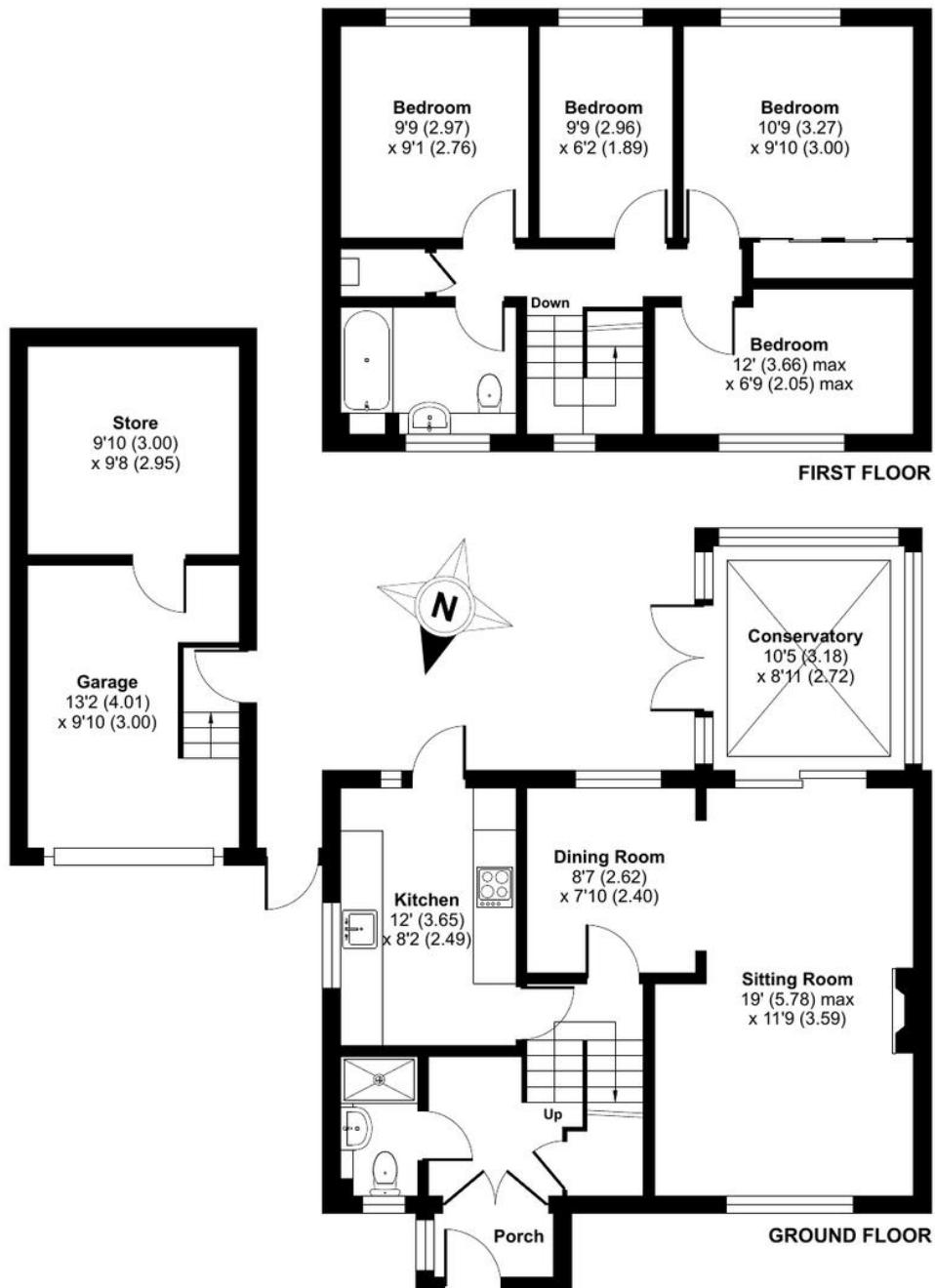
West Shepton, Shepton Mallet, BA4

Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 230 sq ft / 21.3 sq m

Total = 1363 sq ft / 126.5 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). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1362745

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