

# 29 Finch Close,

Shepton Mallet, BA4 5GA

COOPER  
AND  
TANNER



£335,000 Freehold

Situated in the St. Peters development this detached house is presented in good order throughout with a downstairs cloakroom, modern first floor bathroom, an attached garage, south facing rear garden and driveway parking.

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**£335,000 Freehold**

## DESCRIPTION

St Peters is a popular residential area located on the western edge of the town. This property offers good sized accommodation.

A front entrance door leads into the entrance hall with door to the sitting room and door to the downstairs cloakroom fitted with a modern suite of low level wc and wash hand basin. The large sitting room has the staircase rising to the first floor, an understairs storage area and a picture window. Adjoining this room is the kitchen / dining room where the kitchen area is fitted with a range of base drawer and wall units incorporating a single drainer sink unit, work surfaces, a canopy, a wall mounted gas boiler, plumbing for washing machine and dishwasher. There is space for a freestanding cooker and fridge / freezer. In the dining area there is an understairs cupboard, space for a family sized table and chairs, window and door to the conservatory. Enjoying a view over the garden and being south west facing this light and airy room has a multitude of uses.

On the first floor, the landing has a built in airing cupboard with hot water tank and hatch to the roof space. There are three bedrooms - two double bedrooms with recesses, ideal for placing wardrobes without encroaching into the space of the room; and a good sized single bedroom. The family bathroom is fitted with a modern white suite comprising panel enclosed bath with shower and screen, low level wc and wash hand basin inset vanity units.

## OUTSIDE

A surfaced driveway provides off road parking and gives access to the garage. The remainder of the front is gravelled which the current owners use for additional parking. There is gated side access to the rear garden. The garden is enclosed and south west facing comprising a paved patio with steps to the raised seating area and lawn. The borders are well stocked with a variety of plants. A personal door leads into the garage which has power, light, roof storage space and up and over door.

## 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

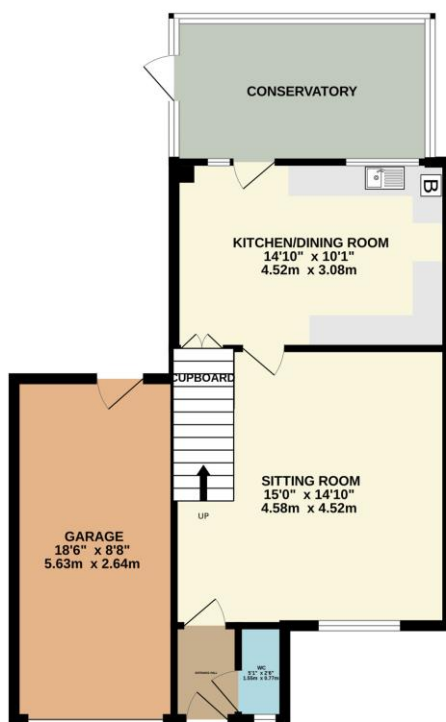
From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4<sup>th</sup> turning on the right onto Old Wells Road. Take the 2<sup>nd</sup> right into St Peters Road. Finch Close is the 3<sup>rd</sup> turning on the left. The property will be seen on the left just after the road bends around to the left.



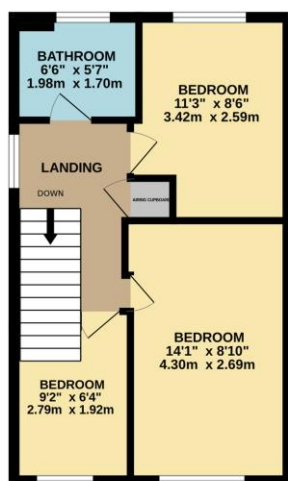




GROUND FLOOR



1ST FLOOR



FINCH CLOSE, SHEPTON MALLET

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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