

2 Coopers Mead,

Shepton Mallet, BA4 5PU

COOPER
AND
TANNER



£450,000 Freehold

Occupying a corner plot in the popular Tadley Acres, this detached four bedroom house offers well-proportioned accommodation with ensuite to the master bedroom, gated driveway, double garage and enclosed garden. Viewing recommended.

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 4  2  2 EPC C

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DESCRIPTION

Built in the first phase of Tadley Acres, this spacious house occupies a good sized plot with a lengthy driveway providing ample parking. The property also benefits from a utility room, separate dining room and a conservatory.

A good sized entrance hall with staircase rising to the first floor, doors to principal rooms, including the downstairs cloakroom fitted with a low level wc, and pedestal wash hand basin. The dual aspect sitting room has a light and airy feel, with ornamental fireplace with inset gas coal effect fire, surround, mantel and raised hearth. French doors lead out to the adjoining double glazed conservatory. Across the hall, there is a good sized dining room. Adjoining is the kitchen / breakfast room which is fitted with an extensive range of base, drawer, wall and peninsular units, incorporating single drainer sink unit, work surfaces, breakfast bar, gas hob, double oven and cooker hood. There is a built in larder, space for a free standing fridge / freezer, plumbing and space for dishwasher. A door leads into the utility room with plumbing for washing machine, wall mounted gas boiler and door to driveway. The conservatory enjoys a view over the good sized garden.

On the first floor the landing has an airing cupboard with and doors to the four bedrooms, all of which have built in wardrobes. The master bedroom has built in double wardrobes and a modern ensuite wet room. room fitted with modern cabinets incorporating the wash hand basin there is a low level wc and shower. Providing access from the master bedroom is the partially boarded loft space with ladder and light. The family shower room is fitted with a white suite of low level wc, pedestal wash hand basin, bidet and twin shower cubicle.

OUTSIDE

Occupying a corner plot and enclosed by a mix of wall, hedging and fencing. Double gates gives access to the extensive driveway which continues to the side of the property and gives access to the double garage. The front garden is laid to lawn with paved seating area path leading to the front door flanked by borders. The good sized level rear garden is laid mainly to lawn, with vegetable area, a paved terrace ideal for relaxing and entertaining planted borders and a decorative wall and gate separate the formal garden from the driveway. The double garage has two up and over doors, roof storage space, personal door to garden, power and light connected.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet is within travelling distance of the centres of Bristol, Bath, Wells, Frome and Castle Cary with the mainline station to London Paddington. The town offers a range of local amenities and shopping facilities including a selection of supermarkets, lido, a choice of pubs, restaurants, dentists, doctors, a Grade I Listed church and both primary and secondary state schools.

DIRECTIONS

Leave the Cooper and Tanner office in an easterly direction along Charlton Road. At the traffic lights, turn right onto the Whitstone Road. Take the first right turn into Webber Road. Coopers Mead is the first turning on the right where the property stands on the right hand corner.





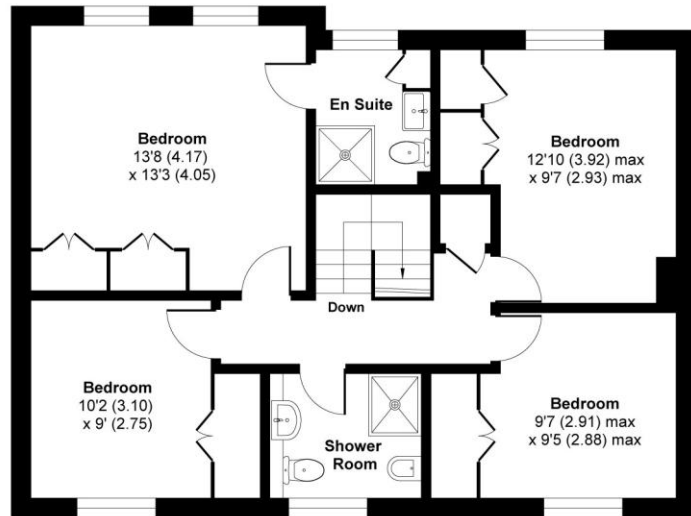
Coopers Mead, Shepton Mallet, BA4

Approximate Area = 1638 sq ft / 152.1 sq m

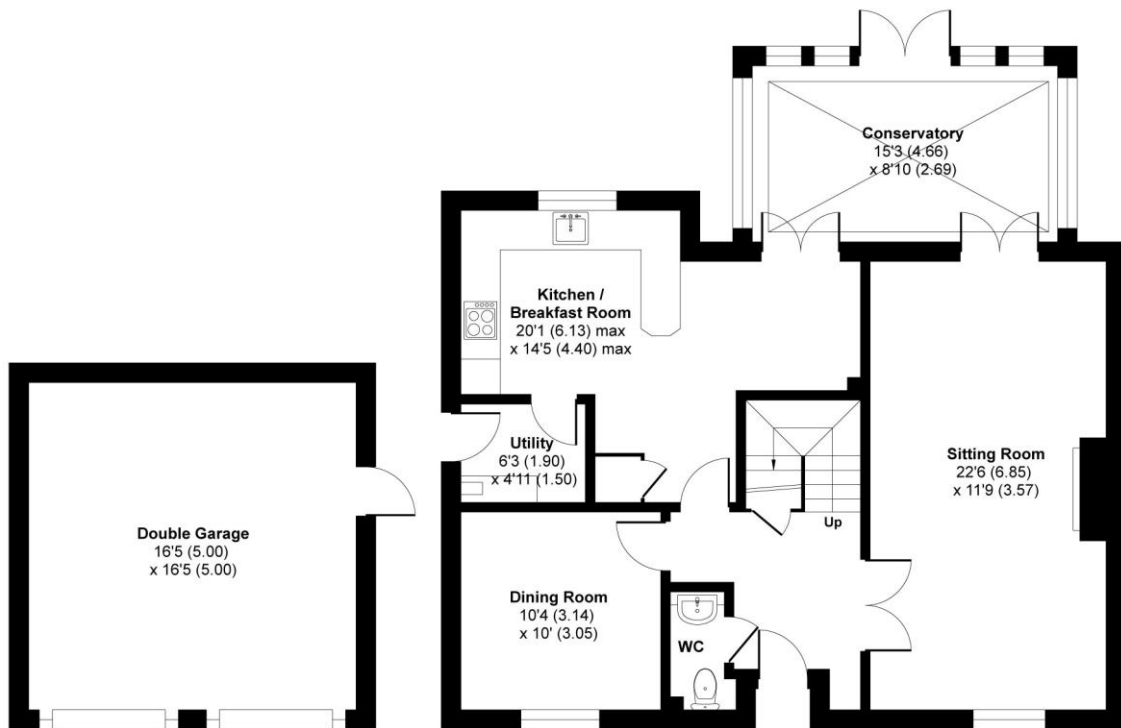
Garage = 269 sq ft / 24.9 sq m

Total = 1907 sq ft / 177 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1408127

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