

30 Barrington Place, Shepton Mallet, BA4 5GH

COOPER
AND
TANNER



£312,500 Freehold

Situated in a popular cul de sac this semi detached three bedroom house is offered with no onward chain and benefits from an ensuite shower room to the main bedroom, double glazed conservatory, garage, enclosed rear garden and driveway parking.

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 3  1  2 EPC C

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DESCRIPTION

This small cul de sac of properties were built in the mid 1990's by Bloor Homes comprising 3 and 4 bedroom detached and semi detached houses. These properties have always been popular due to the location, design and build.

You enter the property directly into the entrance hall with personal door to garage, door to sitting room and door to kitchen. Located to the front and fitted with a range of base, drawer and wall units, incorporating white single drainer sink unit and work surfaces, integrated gas hob, cooker hood and single oven. There is space for freestanding fridge / freezer, under counter fridge, tumble drier, plumbing for dishwasher and washing machine. There is also space for a small table and chairs or for a breakfast bar to be installed. The spacious sitting / dining room has an ornamental fire surround and hearth, staircase rising to the first floor and patio doors to the conservatory. There is ample space for sofas, easy chairs, occasional furniture and dining table and chairs. The conservatory has French doors to the garden.

On the first floor the landing gives access to all bedrooms and the family bathroom. The Master bedroom has a fitted range of wardrobes, bridging units and bedside tables. There are also built in cupboards and wardrobes. Adjoining this room is the ensuite shower room with large quadrant shower cubicle, low level wc and wash hand basin. There are two further bedrooms; a double and a good single. Completing the accommodation is the family bathroom fitted with a modern white suite of wash hand basin inset into vanity unit, low level wc with concealed cistern and panel enclosed bath, shower and screen.

OUTSIDE

Occupying a corner plot, the front garden comprises a double width driveway, flower bed. There is gated access to the rear garden. This fully enclosed space comprises a paved seating area, lawn with specimen trees and borders to side, planted with a variety of shrubs.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, lido, a choice of restaurants, dentists, doctors, a Grade I Listed church and local schools. The centres of Bristol, Bath, Wells, Frome and Castle Cary with the mainline station to London Paddington are all within travelling distance. Bristol airport is also within 1 hours travelling.

DIRECTIONS

From the office, proceed along Commercial Road to the mini roundabout. Proceed straight across onto the A371 to Wells. Travel downhill. Take next left just past The Horseshoe Inn. Take the centre road travelling upwards. Barrington Place is the 3rd turning on the left. Take the 2nd turning on the right, where the property will be seen the first house on the right.





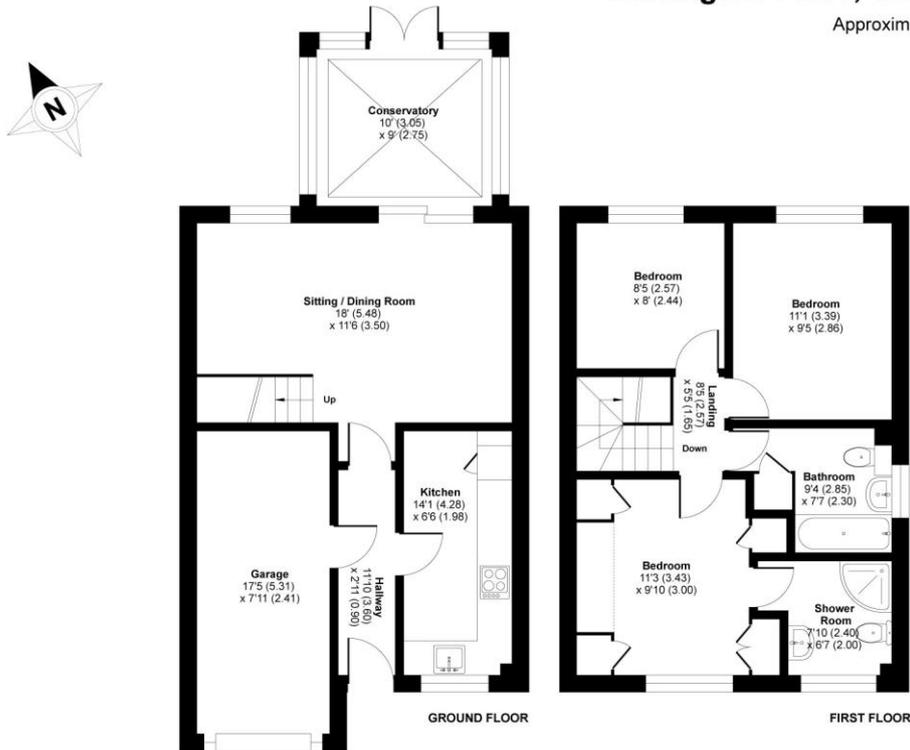
Barrington Place, Shepton Mallet, BA4

Approximate Area = 919 sq ft / 85.3 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1051 sq ft / 97.5 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 2026. Produced for Cooper and Tanner. REF: 1418484



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