

# 4 Kings Close, Shepton Mallet BA4 5DU



£280,000 Freehold

Situated in a small cul de sac close to the town's facilities, this three bedroom chalet style bungalow offers good sized accommodation including bedroom with ensuite shower room on the first floor and a timber garden studio.

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## DESCRIPTION

Offering deceptive accommodation over two floors this chalet bungalow has an enclosed garden with modern garden studio, and a garage located in a block.

A double glazed door leads into the front porch with a further door leading into the sitting / dining room. This good sized room has a large double glazed window to the front and ample space for sofas, table and chairs. From here a door leads into the inner hall with an airing cupboard housing hot water tank, additional storage cupboards, staircase rising to the first floor, door to the ground floor double bedroom and door to the modern wet room. This good sized room is fitted with a white suite of low level wc, pedestal wash hand basin and shower. Located to the rear is the kitchen fitted with a range of base, drawer and wall units incorporating a single drainer sink unit and work surfaces. There is plumbing and space for washing machine, free standing fridge / freezer, an electric cooker, window and door to the Conservatory which overlooks the rear garden.

On the first floor, there is potential to increase the accommodation (subject to any planning or building regulations) into the eaves storage space. The master bedroom with window to the front has a built in wardrobe. The second bedroom also located to the front has a rooflight and ensuite facilities to include a low level wc incorporating a basin on the cistern and a shower cubicle. There is further access to the eaves storage.



## OUTSIDE

The front garden is designed for low maintenance with paving, flower borders and an inset bed. A pathway leads to the front porch. The rear garden is fully enclosed and is laid mainly to lawn with a planted border and paved seating. There is pedestrian access to the rear garden along a shared path. There is a modern studio / garden room providing an ideal entertaining or relaxing space. Located in a block is a single garage with up and over door.

## ADDITIONAL INFORMATION

Gas radiator heating. All mains' services are connected. Council Tax Band B.

## LOCATION

Shepton Mallet is located within easy travelling of the centres of Wells, Frome, Castle Cary, Bristol and Bath. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

## DIRECTIONS

Leave the Cooper and Tanner office and proceed along Commercial Road towards the mini roundabout. At the mini roundabout turn left into Old Market Road. The turning for Kings Close is on the right hand side just past the Fire and Ambulance Station. The property will be seen on the right hand side.





# Kings Close, Shepton Mallet, BA4

Approximate Area = 1002 sq ft / 93 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 134 sq ft / 12.4 sq m

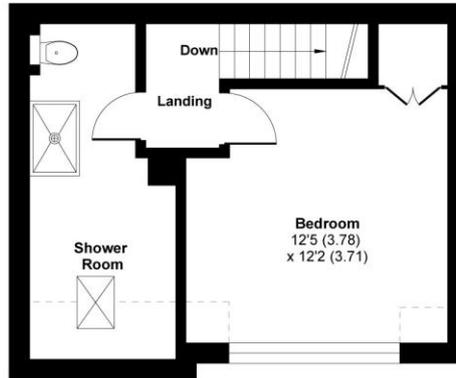
Outbuilding = 115 sq ft / 10.6 sq m

Total = 1277 sq ft / 118.4 sq m

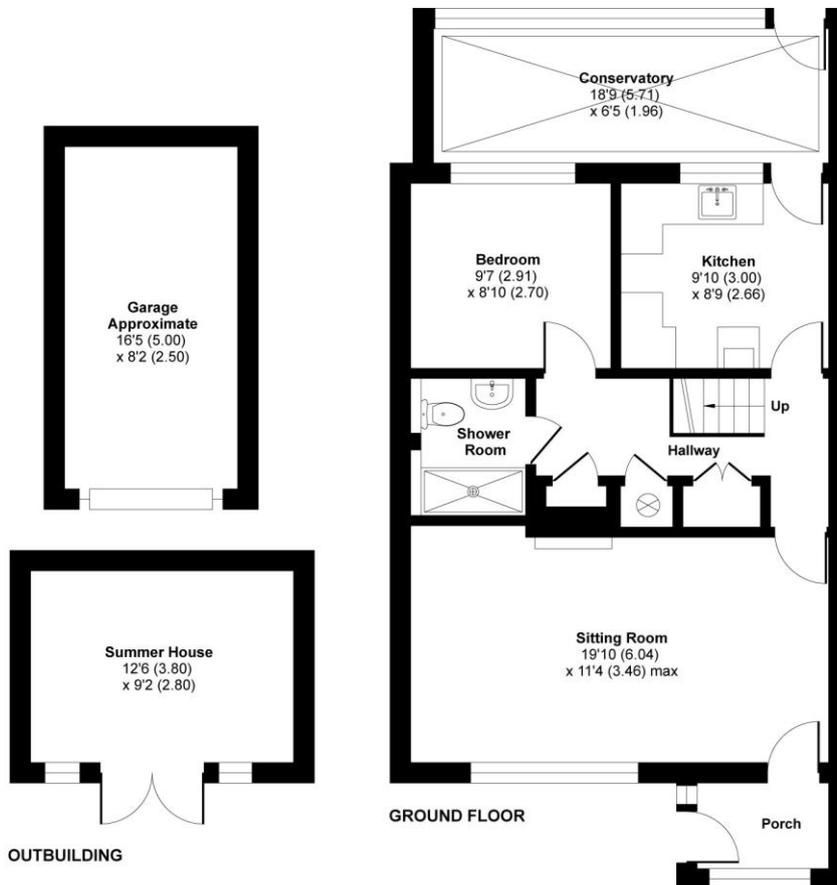
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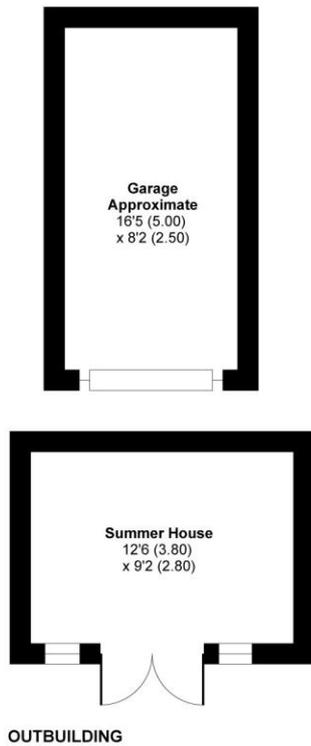
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



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: 1430878

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