

8a Constantine Court,

Shepton Mallet, BA4 4TS

COOPER
AND
TANNER



£185,000 Freehold

An end terrace two bedroom property in a quiet location of the Eastern side of the town. Presented in good order throughout and offered with no onward chain. Viewing is highly recommended.

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 2  1  1 EPC C

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DESCRIPTION

Located on the Eastern side of the town on a small development which was built in the early 1990's by the developer Persimmon Homes. This property, however, was a later addition, built by a local builder.

The property is entered through a double glazed front entrance door into the entrance hall where a staircase rises to the first floor accommodation and a door leads into the kitchen.

The kitchen is fitted with a range of base, drawer and wall units incorporating single drainer sink unit and work surfaces. There is an integrated gas hob, double oven, canopy, space and plumbing for a washing machine and space freestanding fridge / freezer. Adjoining this room is the sitting / dining room with understairs storage cupboard, ornamental fireplace with surround, mantel and electric fire and double glazed French doors to the courtyard.

On the first floor, a landing provides you with access to the two double bedrooms. Completing the accommodation is the shower room which is fitted with a modern white suite of low level wc, wash hand basin in vanity unit and a twin shower cubicle.

The loft space is insulated.

OUTSIDE

There is allocated gravelled parking to the front for one car with additional parking being available on the road. A gate gives pedestrian access into the rear courtyard style garden. Fully enclosed and paved for low maintenance. The space would be accommodate a bistro style table with two chairs, a bbq and an assortment of pot plants or even a sun lounger.

ADDITIONAL INFORMATION

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

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors' surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

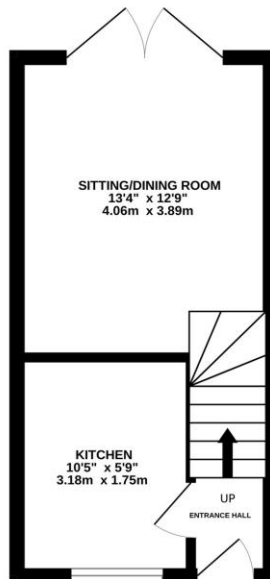
DIRECTIONS

From the Cooper and Tanner office proceed along Paul Street on into Charlton Road. At the traffic lights proceed straight across onto the A361 Frome Road. At the next set of traffic lights until right into Fosse Lane. Take the first turning left into Amulet Way. Follow the road around until reaching Constantine Court. Turn left where the property will be seen directly on the right hand side.

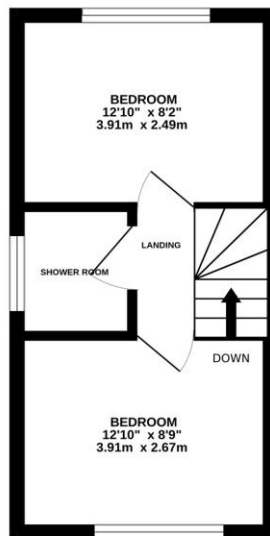




GROUND FLOOR



1ST FLOOR



BOURKE ROAD

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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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