

43 Bishop Crescent,

Shepton Mallet, BA4 5XX

COOPER
AND
TANNER



£215,000 Freehold

An extended and very well presented house providing spacious accommodation the ground floor which includes a generously sized open plan kitchen / dining room and a separate sitting room overlooking the enclosed garden.

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 1  1  1 EPC C

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DESCRIPTION

Located in a quiet cul de sac location in the popular residential area of St Peters, this property has been extended on the ground floor and now provides larger than average living accommodation ideal if you like entertaining. There are wood floors throughout the ground floor and the first floor has a good sized master bedroom and bathroom.

The property is approached through an entrance porch which provides a useful space, for coats and shoes. A multi paned glazed door leads into the family sized kitchen / dining room. This generously sized room is perfect for entertaining or keen cooks, as there is ample space for a dining table and chairs. The kitchen is fitted with an extensive range of base, drawer, wall and glazed units incorporating a single drainer sink unit, quartz work surfaces and an island unit with ceramic hob and downdraft extractor fan. There is an integrated dishwasher, microwave/ convection oven, single oven, warming drawer, washing machine and space for a freestanding fridge freezer. Adjoining this room is the light and airy sitting room with French doors to rear garden.

On the first floor, the master bedroom has a double glazed window to the front with plantation shutters and built in mirror fronted wardrobes. Completing the accommodation is the bathroom, fitted with a modern white suite of an "L" shaped panel enclosed bath with shower and screen, a low level wc and a wash hand basin set into vanity unit. Bi fold doors lead into a walk in cupboard providing storage and also housing the wall mounted gas boiler providing the hot water and heating.

OUTSIDE

The fully enclosed south facing front garden has been designed for low maintenance with a raised decked seating area. The gravelled path leads to the front entrance door. The private rear garden is also low maintenance with a large decked seating / bbq area and a lower gravelled area. There is a timber shed with power and light. A pedestrian gate giving access to the path which runs along the rear of the terrace to the allocated parking. From the decked seating area it is possible to see the local countryside. There is one allocated parking space, but on road parking is available for visitors.

ADDITIONAL INFORMATION

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

LOCATION

The property is located on the western side of the town in a popular residential area. 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. There is a bus route at the end of the road.

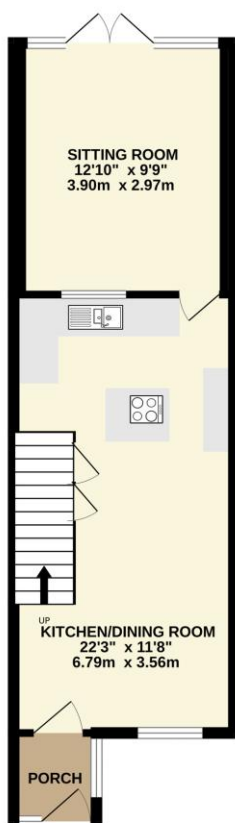
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At the Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout. Take 4th turning on the right into Old Wells Road. Take 2nd right into St Peters Road. Bishop Crescent is the first turning on the left. Follow the road around to the right and bear left. Follow the path on the left, the property is the 2nd from the last on the right.

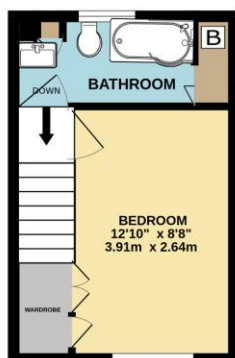




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

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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