

4 Hyatt Place,

Shepton Mallet, BA4 5XY

COOPER
AND
TANNER



£325,000 Freehold

This semi detached house with south facing rear garden has been extended on the ground floor to provide a downstairs cloakroom, utility room, a small study and is semi open plan, perfect for modern living. Viewing recommended.

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 3  1  1 EPC **B**

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DESCRIPTION

St Peters is a popular residential area of Shepton Mallet located on the western edge of the town. This property offers good sized accommodation especially on the ground floor ideal for families and modern day living.

A double glazed entrance door located at the front of the property leads into the entrance hall with staircase rising to the first floor. A door leads into the sitting room with large bay window, a deep window sill and an understairs cupboard. A study area opens into the light and airy spacious kitchen / dining room. Fitted with an extensive range of base, drawer, wall units incorporating single drainer sink unit, integrated dishwasher, canopy and space for gas range cooker. Doors open out to the rear garden. A door leads into the utility room where there is space for the fridge / freezer, and a door to the downstairs cloakroom with low level wc and plumbing for washing machine. A further door leads to a small study with further door into the garage space.

On the first floor, the landing has doors to all rooms, a cupboard, and a hatch to the roof space where the gas combi boiler is situated. There are three bedrooms - two double bedrooms and a good sized single bedroom. The master bedroom is fitted with a range of wardrobes and one wall has decorative panelling to half height. The bathroom is modernly fitted with a white suite of "p" shaped panel enclosed bath, low level wc and wash hand basin on vanity stand and low level wc with concealed

cistern.

OUTSIDE

The front is surfaced to provide off road parking for several vehicles. An up and over door provides access to the remainder of the garage space which has power and light, roof storage space and a personal door into the study room.

The rear garden is south facing and comprises a paved terrace perfect for entertaining with wooden pergola. Raised wooden planters divide this area from the lawn.

ADDITIONAL INFORMATION

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

LOCATION

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.

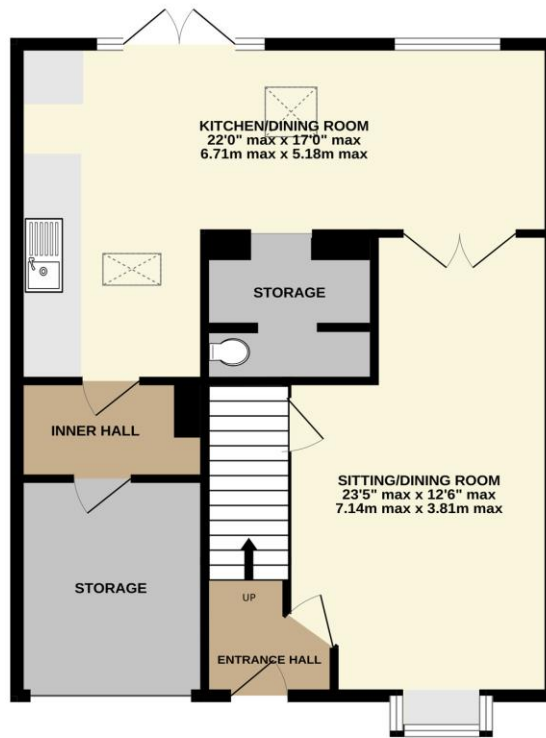
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4th turning on the right into Old Wells Road. Take the 2nd right into St Peters Road. Hyatt Place is the first turning on the right hand side. The property will be seen a short distance along on the right.

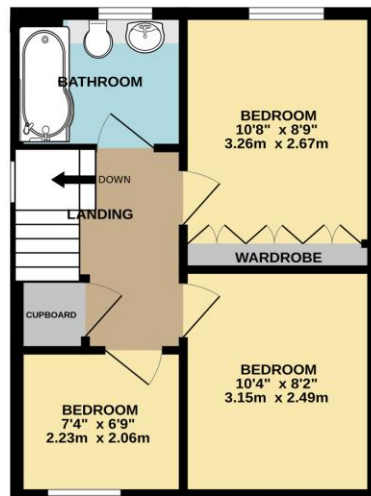




GROUND FLOOR



1ST FLOOR



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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