

82 Charlton Road, Shepton Mallet, BA4 5QG

COOPER
AND
TANNER



£260,000 Freehold

On opportunity to purchase a mid terrace older property requiring refurbishment with accommodation arranged over three floor and a rear garden measuring approx. 100'. Offered with no onward chain.

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DESCRIPTION

Located on the eastern side of the town, close to local amenities, this mid terrace property should be viewed to appreciate the spacious accommodation on offer.

A double glazed door leads into the entrance hall where a staircase rises to the first floor and door leads into the front reception room. From here a door leads into the sitting room which has a fitted gas fire with back boiler and hearth with stone surround and mantle, door to kitchen / diner and French doors lead out to the garden. The kitchen is fitted with a range of white base, drawer and wall units incorporating single drainer sink unit and work surfaces, gas hob, oven, cooker hood, plumbing and space for washing machine. There is an exposed beam to ceiling and door to rear garden.

On the first floor there are two double bedrooms, one with a wash hand basin on vanity unit. Also on this floor is the family bathroom fitted with a panel closed bath, low level wc and wash hand basin. From the spacious landing, an open tread staircase rises to a landing / study area with door to the attic room with beams and roof lights. This room has been used as a bedroom.

This property would suit those buyers looking for a project as there is some degree of updating and refurbishment required.

OUTSIDE

The enclosed rear garden is south facing and in total measures approximately 100 foot. Directly outside the French doors is a private paved terrace with raised beds. Steps lead up to the main area of the garden which is laid mainly to lawn, a paved terrace and a variety of trees and shrubs. There is an outside shed. The property enjoys a right of way across the adjoining property.

ADDITIONAL INFORMATION

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

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.

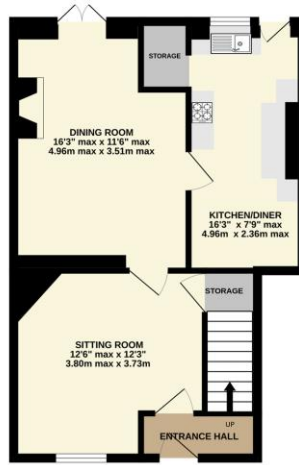
DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and on into Charlton Road continuing until reaching the traffic lights. Proceed straight across. The property will be seen on the right hand side just as you approach the next set of traffic lights.

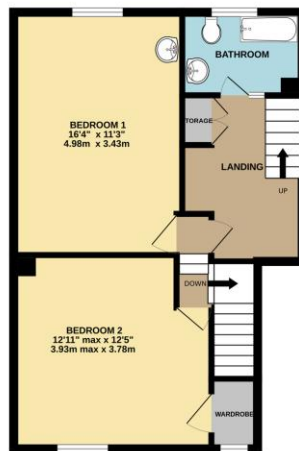




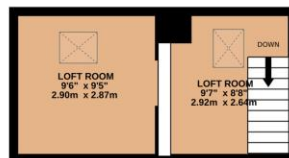
GROUND FLOOR



1ST FLOOR



2ND 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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