

1 Westleigh Gardens,

Shepton Mallet, BA4 5YB



£320,000 Freehold

Occupying a corner plot in a popular residential area, this semi detached house offers good sized accommodation to include a utility room, first floor bathroom including separate shower cubicle and a garden room. The rear garden has direct access into the garage and workshop. Offered with no onward chain.

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DESCRIPTION

Occupying a corner plot, the current owners have extended the property on the ground floor affording good sized family accommodation. There is still the potential to extend the property (STPP) further without reducing the size of the formal garden.

A double glazed door leads into the entrance hall with staircase rising to the first floor and door to the sitting room which has a large picture window, wood effect and an understairs cupboard. An archway links through to the dining room where a double glazed window leads into the garden room which has a radiator and direct access to the garden. From the dining room a door gives access to the utility room with tiled floor, space and plumbing for washing machine and tumble drier, built in cupboards and door to the rear garden. Open plan with the utility is the good sized kitchen fitted with an extensive range of base, drawer and wall units incorporating composite 1 ¾ bowl single drainer sink unit inset into work surfaces. There is a built in gas hob with cooker hood in matching housing, and double oven. There are two roof lights affording lots of natural light, a double glazed window enjoying a view over the garden and a tiled floor.

On the first floor there are three bedrooms (two doubles and one single) and the family bathroom. The master bedroom is fitted with a range of floor to ceiling wardrobes. Bedroom two has a built in cupboard. The bathroom is fitted with a jacuzzi style panel enclosed corner bath with mixer tap, low level level wc, wash hand basin and shower cubicle. All walls are tiled.

OUTSIDE

The front garden comprises lawn and gravelled beds with specimen shrubs. A pathway gives access to the front entrance door. There is a hardstanding to the side which the owners use for parking additional vehicles but the main driveway is in front of the garage.

The rear garden has been landscaped with a paved terrace, gravelled seating area and lawn enclosed by a mix of wall and fencing. A path leads to a side gate with a further leading to the personal door into the garage. There is a covered area giving protection to the fishpond. The garage / workshop 24'9" x 9'3" (7.54m x 2.81m) has up and over door, power and light connected.

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 roundabout and continue straight across, passing the Anglo Trading Estate building on the left. Take the next left into Shaftgate Avenue. The property will be seen on the corner of Westleigh Gardens on the left hand side.





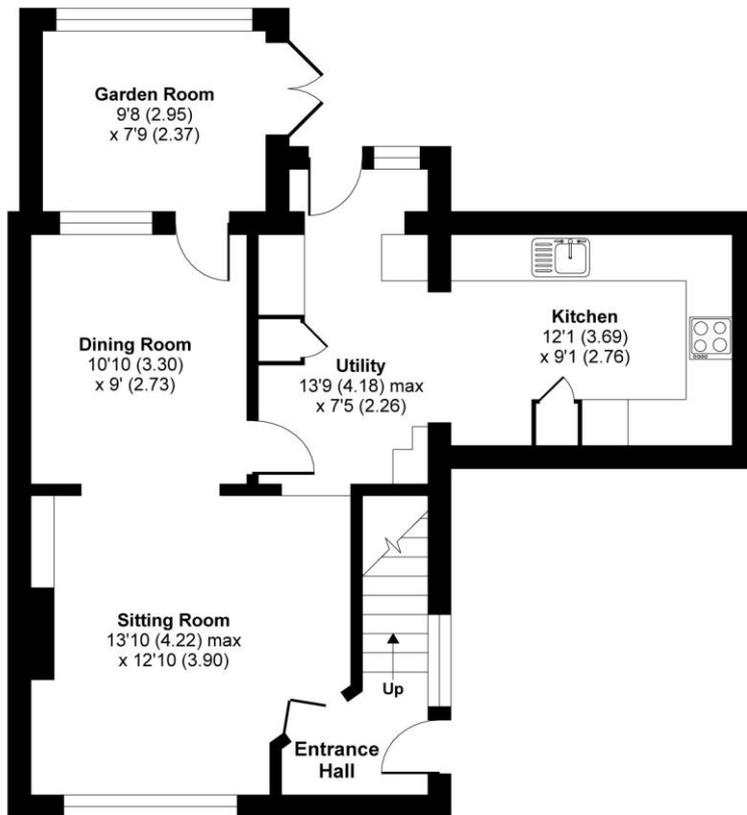
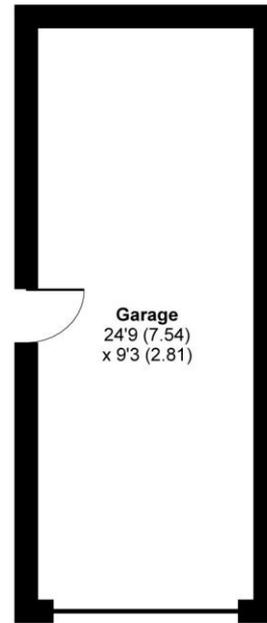
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Approximate Area = 1060 sq ft / 98.5 sq m

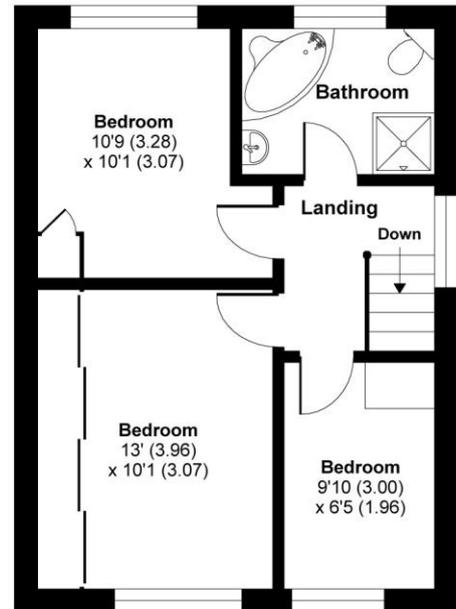
Garage = 231 sq ft / 21.5 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1425242

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