

# 28 Beech Avenue, Shepton Mallet, BA4 5XW

COOPER  
AND  
TANNER



**£299,950 Freehold**

An extended three-bedroom semi-detached family home on the popular St Peters development, offering a downstairs cloakroom and spacious study/playroom. Viewing is highly recommended.

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 3  2  1 EPC tbc

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## DESCRIPTION

The property is situated in a popular residential location and has been extended by the current owner to offer a downstairs cloakroom and an extra living space. The property also benefits from a newly laid drive offering parking for several vehicles and garage with electric roller door.

You enter the home into the porch providing space for coats and shoes, a door leads into a spacious sitting room with large front window, from here the staircase rises to the first floor. A doorway leads into the modern kitchen, which offers a range of contemporary base, drawer and wall units with wood block work surface, and incorporating a single drainer sink unit, an electric double oven. Hob, extractor hood, integrated dishwasher, fridge/freezer and plumbing for a washing machine. There is also space for a table and chairs. Following through to the extension, a door is provided giving access to the driveway, a further door leads to a modern cloakroom with low level wc, wash hand basin and window. The addition of this extra living space provides potential for a number of uses, the room is flooded with natural light and has bifold doors opening on to the garden.

On the first floor, a landing provides you with access to the three bedrooms. Bedrooms one and two are doubles, with bedroom one being situated at the front of the property and bedroom two to the rear. Bedroom three is a single to the front. There is also a storage cupboard providing space for linen.

The family bathroom is also on the first floor and is fitted with a white suite comprising panel enclosed jacuzzi style bath with shower over, low level wc and wash hand basin set into a vanity unit

## OUTSIDE

To the front there is a newly laid drive providing parking for several vehicles.

The rear garden is fully enclosed and designed for low maintenance with paved seating area. There is also pedestrian access to the attached garage. The garage offers power and light with an electric roller door and storage in the roof space.

## 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

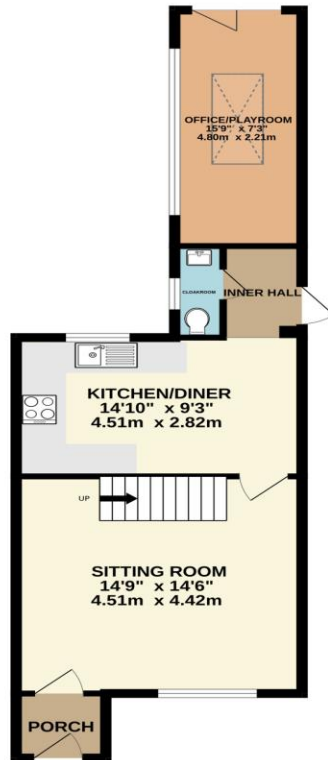
From the Cooper and Tanner office proceed along Commercial Road and continue straight over the mini roundabout and travel down Pike Hill. Turn left just opposite The Horseshoe Public House and follow the road upwards along St. Peter's Road. Allen Drive is the 2nd turning on the left. Take first right into Beech Avenue, follow the road around to the left until the property is seen on the left hand side.



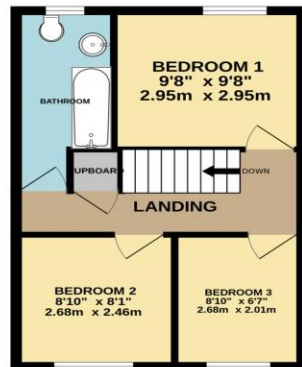




GROUND FLOOR



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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

[sheptonmallet@cooperandtanner.co.uk](mailto:sheptonmallet@cooperandtanner.co.uk)

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