

24 Queens Road, Shepton Mallet, BA4 5TG

COOPER
AND
TANNER



£270,000 Freehold

A well-proportioned semi-detached three-bedroom family home with two reception rooms, downstairs cloakroom, utility, and large rear garden. Viewing recommended as offered with no onward chain.

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 3  2  1 EPC tbc

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DESCRIPTION

A double glazed door leads into the good sized entrance hall which has staircase rising to the first floor, understairs cupboard, double glazed window side and multi paned doors to principal rooms. Located to the front, the light and airy sitting room has double glaze window, radiator and a marble effect raised hearth to the chimney breast which is still in situ and could be reopened. A multi paned door leads into the kitchen, which is fitted with a wood effect range of base, drawer, wall, glazed unit and work surfaces incorporating single drainer sink unit, canopy and space for freestanding cooker. There is a double glazed window to the rear, space for undercounter fridge and an archway into the dining room. The dining room enjoys a view over the rear garden with double glazed French doors and wood effect flooring. From the kitchen, a part glazed door leads into the side hall with double glazed doors to the front and to rear garden. There is also access to the utility room with plumbing for washing machine and door to the downstairs cloakroom with low-level WC.

On the first floor, the spacious landing gives access to the two double bedrooms and the third bedroom which is a good sized single. The bathroom is fitted with white suite of panel enclosed bath with shower over, wash hand basin and a low-level wc. Also accessed from the landing is the hatch to roof space which has a drop down ladder, light, boarding and the gas boiler.

OUTSIDE

Outside the garden to the front is laid to lawn with shrubs and enclosed by wire fencing. A central path leads to the front entrance door and continues to the side hall. The rear garden is a good size with lawn, paved terrace, raised beds, a shed and a surfaced path leading to the bottom of the garden. The garages located at the bottom of the garden are owned by the local housing association and can be available to rent.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including supermarkets, doctors, dentists, chemist, optician, a range of coffee shops, craft shop and a hardware store. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington.

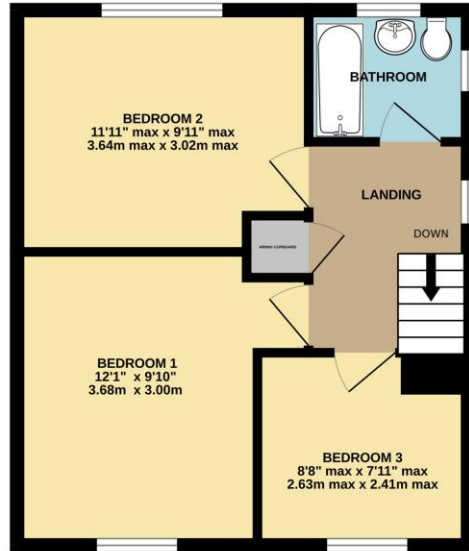
DIRECTIONS

From the Cooper and Tanner office, proceed to the southern end of the High Street. Continue straight across the roundabout into Cannard's Grave Road. Take the first turning on the right into Compton Road and right again into Kingsland Road. Proceed the full length of this road, past the green on the right and into Queens Road. The property will be seen on the right hand side, past the children's playground on the right but just before Norton Close on the left.

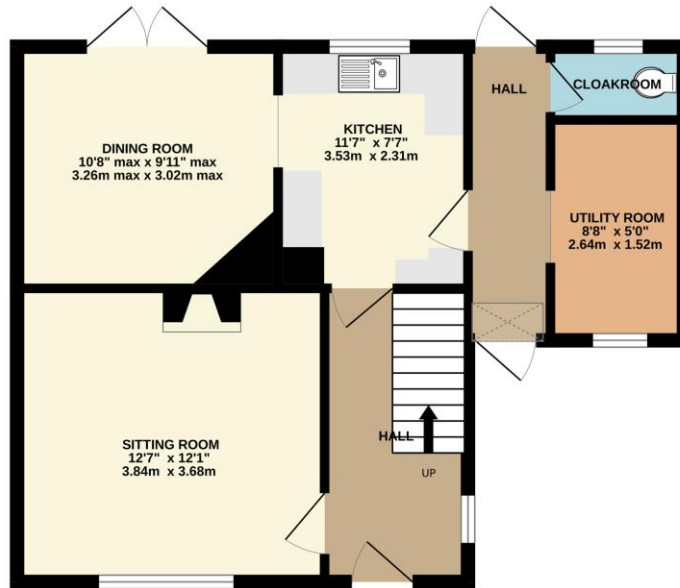




FIRST FLOOR



GROUND 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

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