

# 4 Frys Walk,

Shepton Mallet, BA4 5WT



**£259,950 Freehold**

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A well-proportioned three-bedroom semi-detached family home on the Bath side of Frome town, offering first time buyers an ideal purchase, as well as being a great buy-to-let opportunity.

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 3  1  1 EPC C

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## DESCRIPTION

On entering the property, there is a good sized entrance hall with staircase to the first floor accommodation and doors to the principal rooms including downstairs cloakroom fitted with a white suite of low level wc and wash hand basin. The kitchen / dining room is located to the front with an extensive range of matching units including single drainer sink unit, work surfaces, gas hob, double oven, canopy, integrated fridge / freezer, plumbing for washing machine and dishwasher as well as space for table and chairs. The good sized sitting / dining room is light and airy with outlook over the rear garden.

On the first floor, there are three bedrooms; two doubles - one with built in mirror fronted double wardrobe and a good sized single. The family bathroom has a white suite comprising low level wc, pedestal wash hand basin and panelled bath with shower.

Note to purchasers : Service Charge for last year 2022 - £418.51 for the upkeep and lighting of communal areas. The garage underneath the coach house, the insurance fee is 1/7th of the building insurance which was for this year 2023 £31.37.

Council Tax Band C and Freehold

## OUTSIDE

The property is located in a quiet cul de sac position with side access gate to the rear garden. This is fully enclosed and comprises paved terrace and lawn with pedestrian gate to the parking area. The garage and allocated parking space is located behind the property. The garage has up and over door.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

## LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, with the centres of Wells, Bristol and Bath are within travelling distances. Shepton Mallet offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

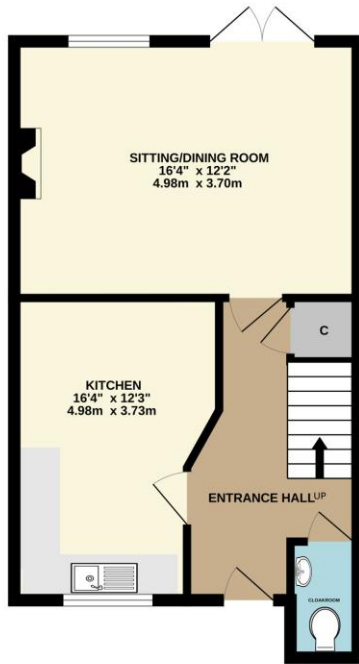
## DIRECTIONS

From our office, proceed along Commercial Road to the mini roundabout, turning left onto Old Market Road. At Tesco roundabout, turn right onto West Shepton and continue over next mini-roundabout. Turn right into Old Wells Road and right again into Norah Fry Avenue. Follow the road around to the right and then to the left. The property will be seen on the right hand side.

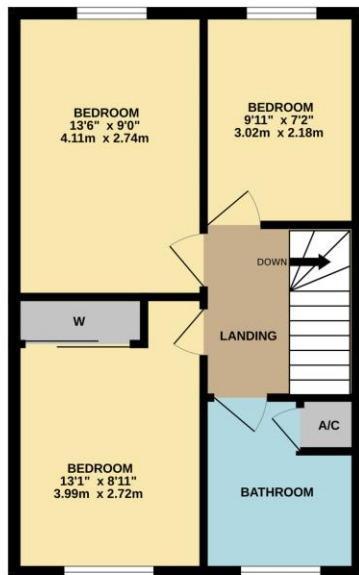




GROUND FLOOR



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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