

# South View

Shepton Mallet, BA4 6PP

COOPER  
AND  
TANNER



## £235,000 Freehold

A well proportioned three bedroom end of terrace property in the popular village of Ditcheat.

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## Shepton Mallet

### BA4 6PP

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## £235,000 Freehold

### ACCOMODATION

Upon entering through the front door, you're greeted by a practical entrance hall, offering access to the main sitting room on the left, the kitchen on the right, and stairs directly ahead leading to the first-floor landing. The sitting room is generously sized, featuring a central gas fireplace that creates a warm and inviting focal point. Large front and rear-facing windows allow natural light to flood the space, enhancing its welcoming atmosphere. The kitchen is spacious and well-lit, boasting a combination of fixed units, a stainless steel sink, and two built-in storage cupboards. Dual aspect windows to the front and rear provide excellent natural illumination. A side door leads conveniently to the rear garden and exterior of the property. Upstairs, the first floor offers two well-proportioned double bedrooms and a comfortable single room. Completing the layout is a family bathroom equipped with a bathtub, low-level WC, and hand wash basin.

### OUTSIDE

To the front of the property there is an are of open lawn and some mature hedging. The rear of the house comprises a couple of outbuildings/sheds and an outside toilet. The majority of the garden is south facing and benefits from plenty of sun. To the rear of the plot is an expansive area of open fields.

### SERVICES

Mains gas central heating is installed. Mains electric, gas, water and drainage are all connected. The property is graded band B for council tax.

### LOCATION

Nestled in the heart of Somerset's rolling countryside, Ditcheat is a picturesque village located just 4.5 miles south of Shepton Mallet and 2.5 miles northwest of Castle Cary. Known for its tranquil setting and strong community spirit, Ditcheat offers a peaceful rural lifestyle with easy access to nearby towns and transport links.

### VIEWING ARRANGEMENTS

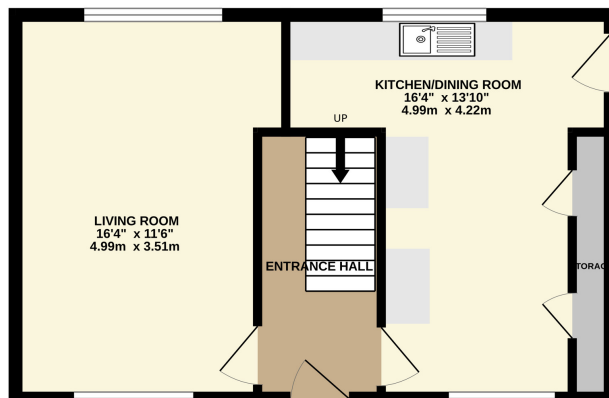
Viewings by appointment only, booked through Cooper and Tanner in Castle Cary, 01963 350327



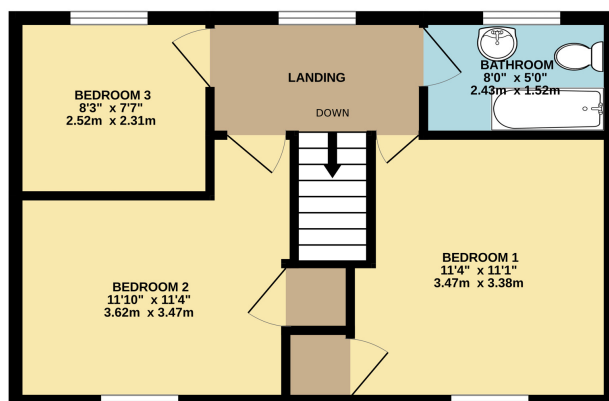




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



THREE BEDROOM END OF TERRACE HOUSE

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

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

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