

23 Waterloo Road,

Shepton Mallet, BA4 5HQ

COOPER
AND
TANNER



£399,995 Freehold

This impressive double fronted three storey character property offers spacious and versatile accommodation presented in good order. Close to the town's facilities, the property enjoys a south facing garden and gated off road parking. Internal viewing is highly recommended.

23 Waterloo Road, Shepton Mallet, BA4 5HQ

 5  2  1 EPC C

£399,995 Freehold

DESCRIPTION

This semi detached property has many retained character features and has been well maintained by the current owner.

The property is approached through double doors to a tiled entrance porch where a further glazed door leads into the sitting room. This good sized room has a stone chimney breast with inset wood burner, exposed floorboards, spindled staircase rising to first floor, door to dining room and archway to rear hall. The dining room is a similar size with a feature fireplace with wood surround and mantel and a glazed door to the kitchen / breakfast room. Fitted with an extensive range of white base, drawer and wall units incorporating single drainer sink unit, work surfaces, gas hob, oven, plumbing and space for dishwasher, space for under counter fridge, wall mounted gas boiler and fitted range cooker. There is space for table and chairs. From here a glazed door leads into the rear hallway which links back to the sitting room as well as into the utility room. This useful space is perfect for use as a boot room. There is a range of base, drawer, wall and sink units, plumbing for washing machine, door to rear garden and door to the downstairs cloakroom which is fitted with a white suite. The first floor landing has a staircase rising to the second floor. Double doors lead into bedroom four. The fifth bedroom (single) could be used as a study; bedroom three a good sized double bedroom currently used as a first floor sitting room with exposed floorboards and an ornamental fireplace. The family bathroom is fitted with a white suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower and screen. On the second floor there are two further double bedrooms both with exposed floorboards and beams. The accommodation on this floor could be reconfigured to create a master suite, with dressing room and ensuite (STPP).

OUTSIDE

Double wooden timber gates give pedestrian and vehicular access into the property. The fully enclosed private garden is south facing and has been designed in a Mediterranean style. There are paved and gravelled seating areas, one with a covered pergola affording shade from those sunny summer days. There are ornamental trees as well as raised flower beds stocked with a variety of herbaceous plants, grasses and bulbs.

ADDITIONAL INFORMATION

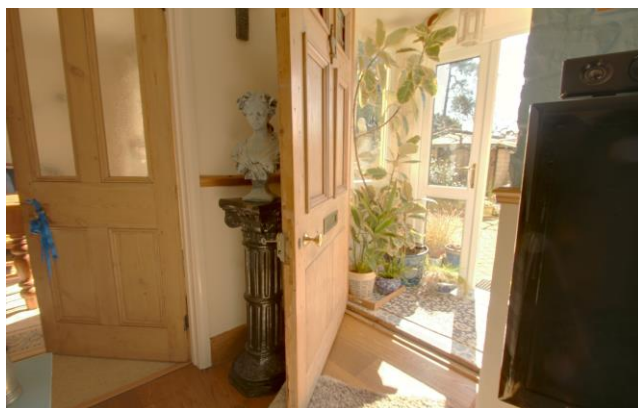
Gas fired heating. All mains' services are connected. Council Tax Band C.

LOCATION

The historic market town of Shepton Mallet offers a range of shopping facilities and is within easy commuting distance of the centres of Wells, Bristol, Bath and Frome. For those travelling by train, Castle Cary has a mainline station with direct services to London Paddington.

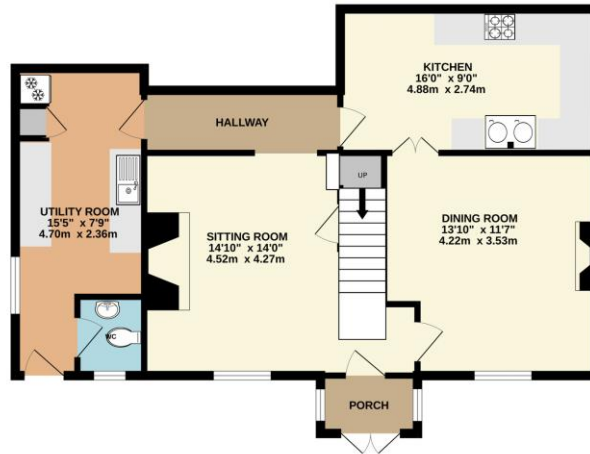
DIRECTIONS

From the Cooper and Tanner office, turn right along Commercial Road until reaching the mini roundabout. Turn right into Rectory Road and follow this road around the sharp left hand bend and into Waterloo Road. Proceed half way along. The property will be found on the left hand side immediately before the vehicular entrance to the cemetery.





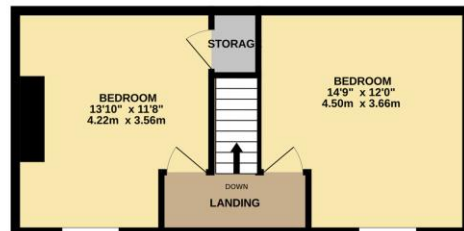
GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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.

Made with Metropix ©2025

SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

