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 EPC C

£230,000 Freehold

1 Compton Corner  
 Shepton Mallet  
 Somerset, BA4 5QP

**COOPER  
 AND  
 TANNER**



# 1 Compton Corner Shepton Mallet Somerset, BA4 5QP

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## Description

Offered with no onward chain this well presented semi-detached two bedroom bungalow has an enclosed garden with driveway parking for one car and is situated close to the town's amenities and Collett park.

The property is entered from the side and the double glazed door leads directly into the kitchen, which is fitted with a modern range of base, drawer and wall units incorporating a single drainer sink unit, work surfaces, single oven, microwave, integrated dishwasher, space and plumbing for washing machine, and breakfast bar. The tall cupboard houses the wall mounted gas boiler which provides the hot water and radiator heating. There is space for free standing fridge/freezer. From here, a door leads into the inner hall which gives access to all rooms. The wet room is fully tiled and fitted with a wall hung wash hand basin, low level wc and shower with screen. There are two bedrooms, both located to the rear of the property. The sitting room is currently overlooking the garden. The beauty of this property is the versatility in how you appoint the rooms, ie the Sitting room and main bedroom can be swapped around - one offers a view over the garden, whilst the other has a double glazed window and door to the driveway parking.

## Outside

The property is approached through a wooden gate into an enclosed garden which is mainly laid to lawn with paved terrace. There is an outside tap and storage shed. To the rear of the property there is paved brick parking. This could be turned into an enclosed patio should parking not be required.

outdoor entertaining.

## Location

The property is located within walking distance to the town's amenities which include a range of supermarkets, two doctors surgeries, pharmacies, parish church and the stunning Collett Park. Shepton Mallet is within commuting distance of the City of Wells, Frome and Castley Cary with its mainline station to Paddington. The larger centres of Bath, Bristol and Yeovil are also within travelling distance as is Bristol Airport.

## Directions

From the Cooper and Tanner office proceed along the High Street in a southerly direction. At the junction proceed into Cannards Grave. On the sharp left hand bend, take the central lane and turn right into Compton Road. Compton Corner is the first turning on the left, where the property will be seen on the corner.

Local Information Shepton Mallet

**Local Council:** Somerset County Council

**Council Tax Band:** B

**Heating:** Gas-fired heating

**Services:** Mains gas, electricity, water and drainage are all connected.

**Tenure:** Freehold



### Motorway Links

- M5
- M4



### Train Links

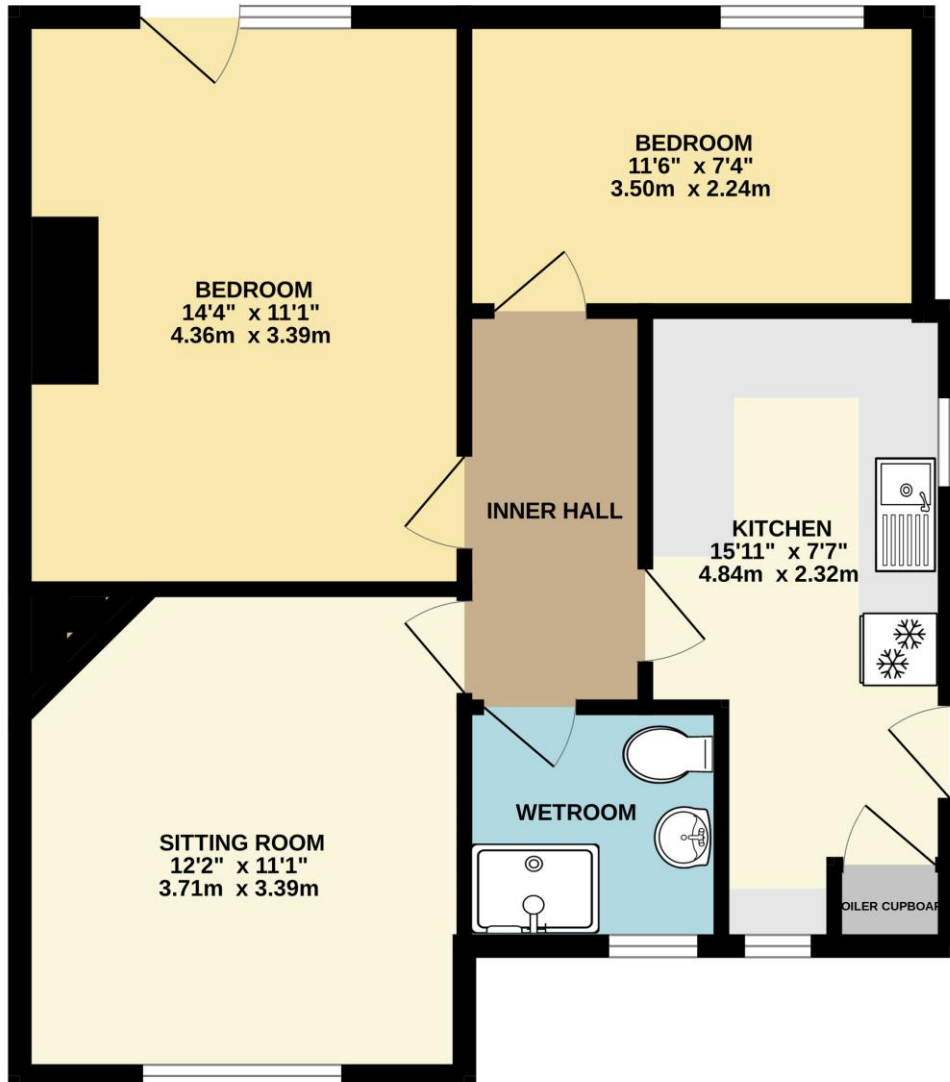
- Castle Cary
- Bath Spa & Bristol Temple Meads



### Nearest Schools

- Shepton Mallet  
(Primary and Secondary)

## 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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**COOPER  
AND  
TANNER**

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