



 4  1  2 EPC A

£445,000 Freehold

56 Barrington Place  
Shepton Mallet  
Somerset, BA4 4FR

**COOPER  
AND  
TANNER**



# 56 Barrington Place

## Shepton Mallet

### Somerset, BA4 4FR

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#### Description

An attractive four bedroom detached house presented in good order, and benefiting from an ensuite shower room to the Master bedroom, contemporary kitchen/breakfast room, a good size rear garden and owned solar panels

On entering the entrance hall a staircase rises to the first floor, the modern cloakroom is on the left and adjoining this room is the sitting room. This dual aspect room has a double glazed bay window to the front, patio doors to the conservatory and a wood burning stove on a hearth. A door leads into the kitchen / breakfast room fitted with a modern range of matching units incorporating a single drainer sink unit, double oven, canopy, gas hob, plumbing for washing machine, gas boiler, understairs cupboard, tiled floor, a space for freestanding fridge / freezer, a small table and chairs. A double glazed window overlooks the rear garden and there is a door to the side. The double glazed conservatory has a tiled floor, radiator and door to garden.

On the first floor, there are four bedrooms - the master bedroom benefits from built in double wardrobes and a modern ensuite with shower cubicle, low level wc and wash hand basin. Bedroom four is currently used as an office, but could also be used as a nursery / dressing room. The family bathroom is fitted with a modern suite of panelled enclosed bath with shower and screen, pedestal wash hand basin and low level wc.

#### Outside

The property has a larger than average rear garden and is approached across a surfaced driveway providing parking and giving access to the integral garage. The garden is fully enclosed by fencing and is predominantly laid to lawn with patio with a variety of shrubs. There is a garden shed and gated access to the front of the property.

#### Location

Forming part of the popular St Peters development on the western side of the market town of Shepton Mallet, which offers a range of amenities, a selection of supermarkets, infant, junior and senior schools. The town is well placed for access to the nearby centres of Wells, Frome, Midsomer Norton and Castle Cary with its main line station to Paddington London. The larger centres of Bristol and Bath are also within travelling distance.

#### Directions

From the office, proceed along Commerical Road. At the roundabout proceed straight across. Proceed down Pike Hill to Bowlish. Take the left turning opposite the Horse Shoe public house. Take the middle road and travel upwards. Barrington Place is the 3<sup>rd</sup> turning on the left. Proceed into the cul de sac, past the green. The property will be seen off set ahead of you, being the last detached house in a line of three.

Local Information Shepton Mallet

**Local Council:** Somerset County Council

**Council Tax Band:** D

**Heating:** Gas-fired heating

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

**Tenure:** Freehold



#### Motorway Links

- M5
- M4



#### Train Links

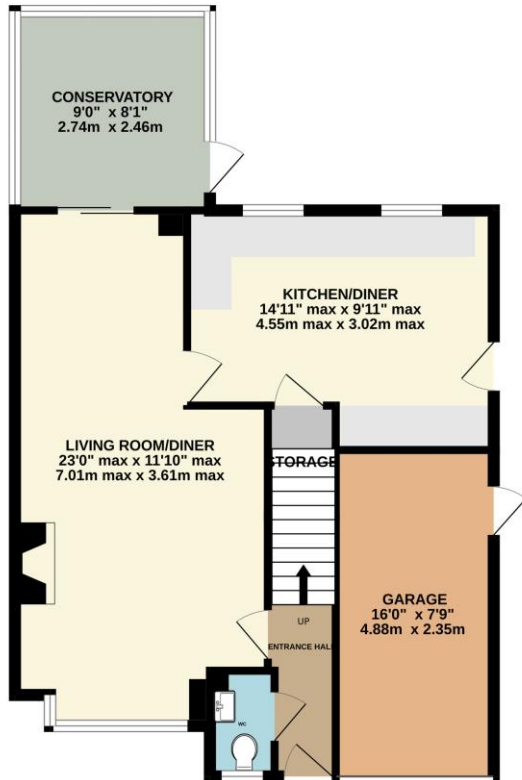
- Castle Cary
- Bath Spa & Bristol Temple Meads



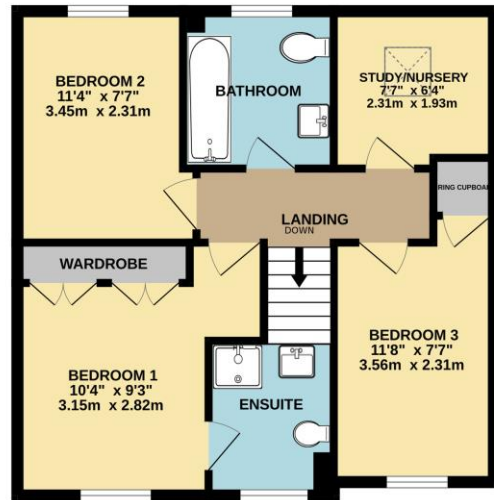
#### Nearest Schools

- Shepton Mallet  
(Primary and Secondary)

GROUND FLOOR



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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