

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:

COOPER
AND
TANNER

11 Amulet Way, Shepton Mallet, BA4 4TL



£229,500 Freehold

A well-proportioned two double bedroom semi detached property on the eastern side of the town close to local amenities. Internal viewing is recommended as the property is offered with no onward chain.

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 2  1  1 EPC C

£229,500 Freehold

DESCRIPTION

Situated on the eastern side of the town this small development was built by Persimmon Homes and comprises 2, 3 and 4 bedroom houses. Within walking distance are the local amenities which includes Dobbies Garden Centre, B&M, a local Co-Op supermarket, Fish and Chip shop and public house.

You enter into the property from the side into the entrance lobby with a door into the light and airy sitting / dining room with large picture window to the front. A staircase rises to the first floor with understairs cupboard and a door leads into the kitchen which is fitted with a range of base, drawer and wall units incorporating single drainer sink unit, gas hob, oven, space and plumbing for washing machine. There is also space for a freestanding fridge / freezer, double glazed door and window to rear garden. The gas boiler is housed in one of the wall units.

On the first floor, a landing provides access to the two double bedrooms. Bedroom one is fitted with a range of floor to ceiling wardrobes. Bedroom two has the airing cupboard housing the hot water tank. Completing the accommodation is the bathroom, which is fitted with a matching suite comprising low level wc, pedestal wash hand basin and panel enclosed bath with shower over. There is also a double glazed window, vent and mirrored wall cabinet.

OUTSIDE

The driveway provides off road parking for several cars and extends to the side of the property to the rear garden. The front garden is gravelled for low maintenance. A pedestrian gate leads into the rear garden which is also low maintenance with paving and gravel enclosed by fencing. There is a timber shed.

ADDITIONAL INFORMATION

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

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors' surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

From the Cooper and Tanner office, proceed east along Paul Street and on into Charlton Road, passing Whitstone School. Continue through the first set of traffic lights, past The Charlton Inn. At the next set of traffic lights, beside the Thatched Cottage public house, turn right onto Fosse Lane. Take the first left into Amulet Way. The property will be seen a short distance along on the left hand side.

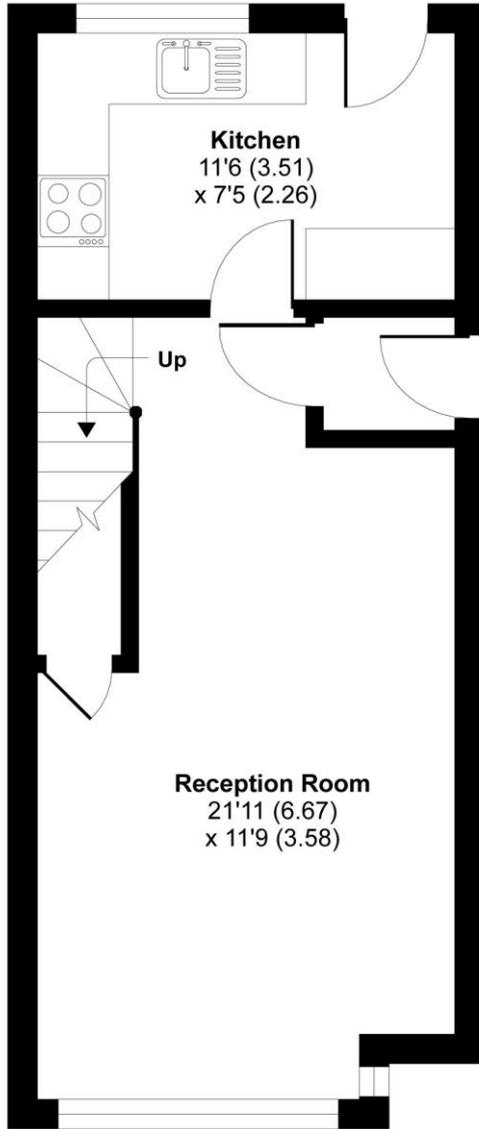




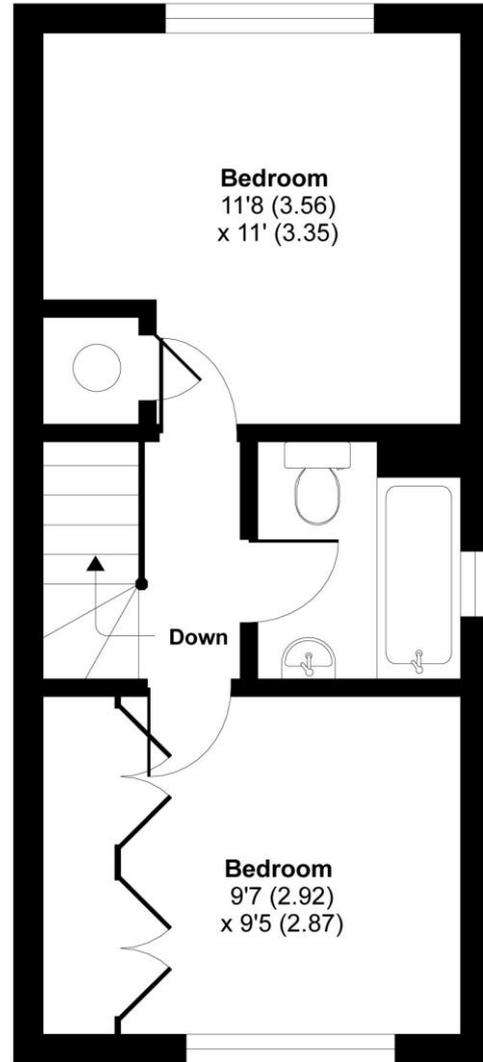
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Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Cooper and Tanner. REF: 1432730

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AND
TANNER**

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