

# 14 Amulet Way, Shepton Mallet BA4 4TJ



**£295,000 Freehold**

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A well proportioned three bedroom semi detached house on the Eastern edge of the town offering a downstairs cloakroom, double glazed conservatory, a modern fitted kitchen, garage and driveway parking. An ideal purchase for First Time Buyers.

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## DESCRIPTION

A double glazed front door leads into the entrance hall, which incorporates a downstairs cloakroom and the staircase rising to the first floor. A door from the entrance hall leads into the generous sized sitting room which enjoys an outlook to the front. Adjoining this room is the kitchen/dining room. The modern fitted units define the kitchen area with matching floor and wall units incorporating a single drainer sink unit, gas hob, single oven, canopy and the understairs cupboard doubles up as a walk in larder. There is space and plumbing for a freestanding dishwasher and washing machine as well as a fridge / freezer. A double glazed door leads from the dining area into the conservatory which overlooks the rear garden. This room is a great space, providing an additional reception room for entertaining or using as a family / garden room. From here, French doors lead into the south facing garden and a personal door leads into the adjoining garage.

On the first floor, there are three bedrooms; two doubles and a good sized single which is fitted with a range of wardrobes, a built in airing cupboard and is currently used as a dressing room. The family shower room is fitted with a white suite comprising a walk in shower, low level wc and wash hand basin set into vanity units.

## OUTSIDE

The front garden is gravelled for low maintenance bordered by an evergreen hedge. A surfaced driveway provides off road parking and gives access to the attached single garage which has up and over door, power, light, roof storage space, Worcester gas combi boiler, personal door to the conservatory and personal door to the rear garden. Predominantly south facing, the rear garden comprises a brick paved terrace and lawn edge with well stocked borders.

## ADDITIONAL INFORMATION

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

## LOCATION

Shepton Mallet is within easy travelling of the centres of Wells, Frome, Bath and Bristol. For those travelling, Castle Cary with its mainline station to London Paddington is 8 miles away.

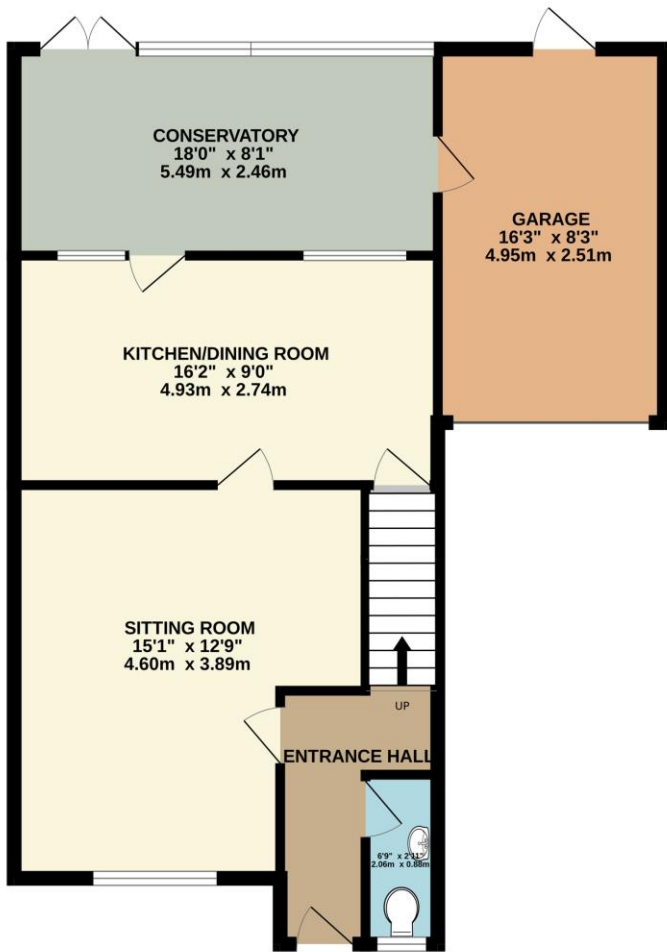
## DIRECTIONS

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 right hand side.

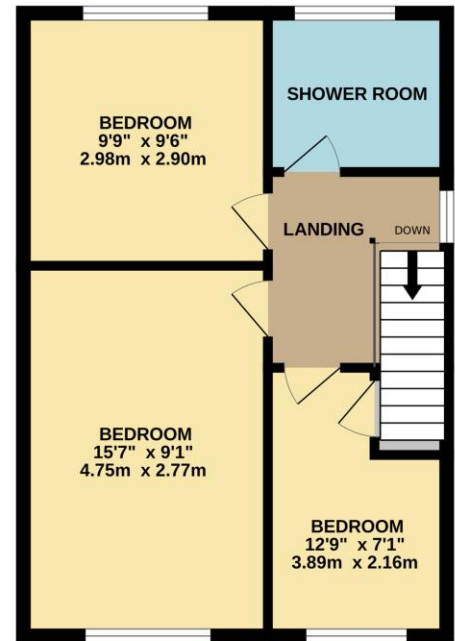




GROUND FLOOR



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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## SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

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

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AND  
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