

21 Paul Street, Shepton Mallet, BA4 5LD

COOPER
AND
TANNER



£229,950 Freehold

A well-proportioned semi detached three bedroom family property situated within walking distance of the town's amenities, requiring modernisation throughout, with enclosed garden and driveway parking. Offered with no onward chain.

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 3  2  1 EPC C

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DESCRIPTION

This mature house offers deceptive accommodation and is located for easy access to the town centre and its amenities, as well as the local schools, and Collett Park.

The property is approached from the front via a gated shared path which leads to the front entrance door. You enter into the entrance hall with doors to the separate sitting and dining rooms and the staircase rising to the first floor with understairs area. Located to the front, the light and airy dining room offers space for a family sized dining table and chairs. A brick effect edged archway leads into the kitchen which is fitted with a range of base, drawer and wall units incorporating single drainer sink unit, work surfaces, gas cooker point and plumbing for washing machine. A door and step down leads into the rear hall with door to garden and door to the cloakroom. A second door leads into the spacious sitting room overlooking the garden.

The staircase has a half landing which gives access to the family bathroom which is fitted with a white suite of panel enclosed bath with electric shower over, low level WC and pedestal wash hand basin.

On the first floor the spacious main landing has doors to the three bedrooms - two doubles and a generous single. An airing cupboard with double doors housing a gas combi boiler providing the heating and hot water to the property.

OUTSIDE

The front garden is enclosed by wall and fence and is laid to lawn with specimen tree a pathway continues around the side of the property to the rear. Designed for low maintenance, the enclosed rear garden comprises driveway parking and lawn. Double timber gates leading onto the lane which runs along the rear of the property and gives access to the driveway. There are three attached storage buildings suitable for a multitude of uses.

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 local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

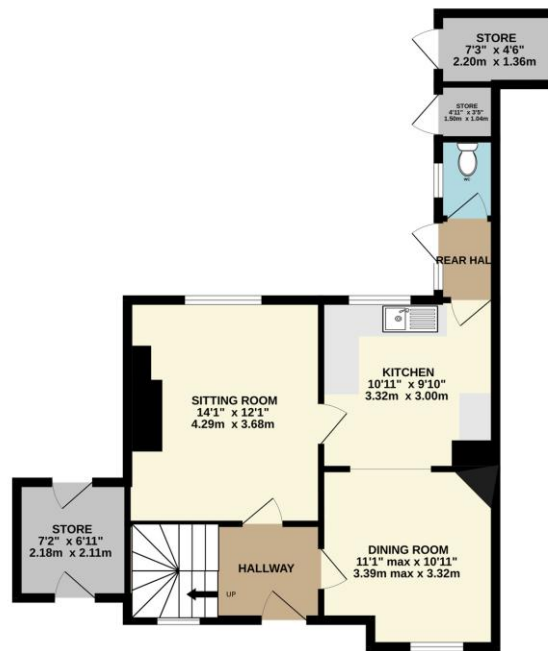
DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, continuing past St Pauls Junior School on the right hand side the property will be seen just up on the left visible by our 'For Sale' board.

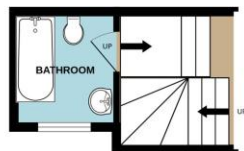




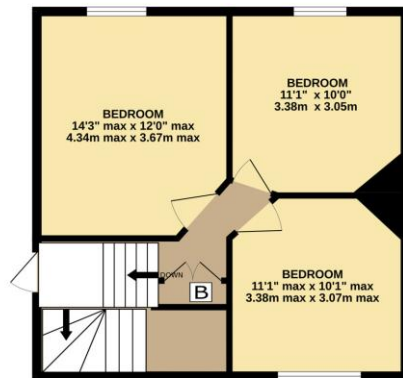
GROUND FLOOR



HALF LANDING



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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