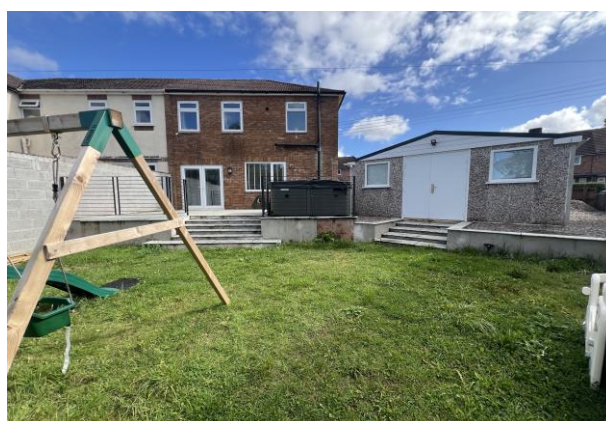


4 Christopher Way,

Shepton Mallet, BA4 5SQ

COOPER
AND
TANNER



£298,000 Freehold

Occupying a corner plot this nicely presented end terrace three-bedroom property offers good sized accommodation with enclosed sunny rear garden, driveway parking for several cars and detached double garage.

4 Christopher Way, Shepton Mallet, BA4 5SQ

 3  1  1 EPC D

£298,000 Freehold

DESCRIPTION

The property occupies a corner plot which provides ample parking and a large rear garden. Access to the town's facilities are within walking distance although there is a bus service operating in this area. There is also a local convenience store.

A brick edged storm porch leads to the double glazed front entrance door which gives access into the spacious entrance hall which has staircase rising to the first floor, understairs area, opening to sitting room and door to kitchen / dining room. Located to the rear and overlooking the garden, the kitchen / dining room is fitted with a modern range of grey gloss base, drawer and wall units incorporating work surfaces with single drainer sink unit, breakfast bar, ceramic hob, single oven, microwave oven, cooker hood and plumbing for washing machine. There is space for a free standing fridge / freezer as well as a dining table and chairs. French doors lead out onto the paved terrace. The light and airy sitting room has a large picture window, recessed display alcoves, and a recessed electric flame effect fire.

On the first floor, the spacious landing gives access to the three bedrooms; two double and a good sized single. The master bedroom has a picture window to the front, bedroom 2 has two built in cupboards. The good sized single bedroom also has a built in cupboard. The family bathroom is fitted with a modern white suite of "L" shaped panel enclosed bath with shower and screen, wash hand basin and a low-level wc set into grey vanity units. There is a further fitted cupboard.

OUTSIDE

The surfaced driveway provides off road parking for several vehicles and gives access to the detached double garage. This modern concrete structure has power, light, personal door to garden and two up and over doors. The front garden is enclosed by wall. A pedestrian gate gives access to the rear garden.

The garden comprises a paved terrace ideal for entertaining. Steps lead down to the large lawn. There is a shed located in the far corner, steps lead up to the personal door of the garage.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including supermarkets, doctors, dentists, chemist, optician, a range of coffee shops, craft shop and a hardware store. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington.

DIRECTIONS

From the Cooper and Tanner office, proceed to the southern end of the High Street. Continue straight across the roundabout into Cannard's Grave Road. Take the first turning on the right into Compton Road and 1st right into Kingsland Road. Continue to the end, following the road around to the left and past the green. Christopher Way is the next turning on the left. The property will be seen immediately on the right hand side.





Christopher Way, Shepton Mallet, BA4

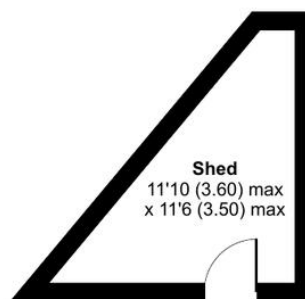
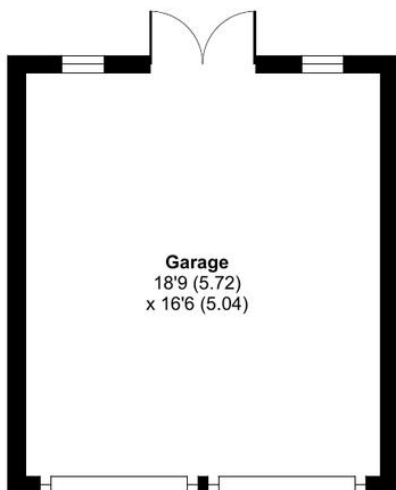
Approximate Area = 912 sq ft / 84.7 sq m

Garage = 310 sq ft / 28.8 sq m

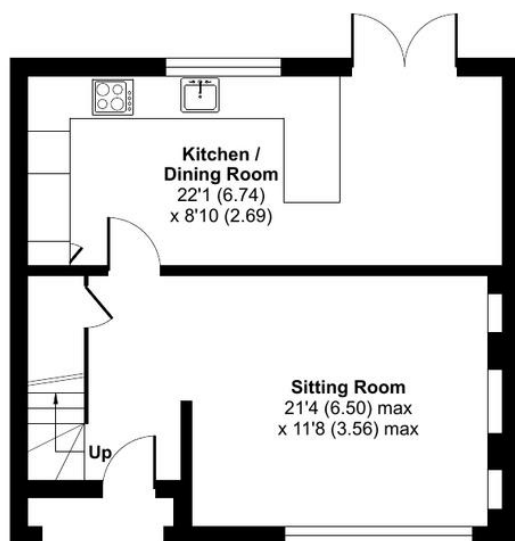
Outbuilding = 77sq ft / 7.2 sq m

Total = 1299 sq ft / 120.7 sq m

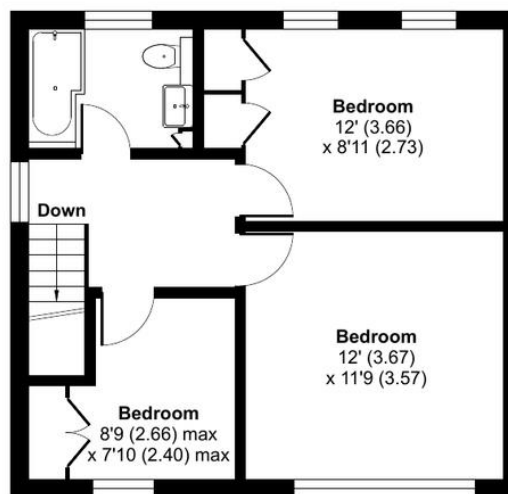
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1354808

SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS

