

# 11 Rectory Road, Shepton Mallet, BA4 5DB



**£218,000 Freehold**

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This mid terrace house offers deceptive accommodation comprising three bedrooms, conservatory, downstairs cloakroom and parking. Offered with no onward chain. Situated close to the town's facilities and local bus stop.

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## DESCRIPTION

Entered from the front, through a double glazed door, the ground floor comprises an entrance hall with staircase rising to the first floor, large understairs cupboard and doors to principal rooms. The downstairs cloakroom is fitted with a modern suite of wash hand basin, low level wc, plumbing for washing machine and a wall mounted gas boiler. Across the hall, the kitchen is semi open place to the sitting room and is fitted with a range of white base, drawer and wall units incorporating single drainer sink unit, work surfaces and under counter space for fridge or freezer. There is space and connection for an electric cooker. Peninsula units divide the kitchen from the sitting room. This good sized room is located to the rear of the property with a large picture window and door leading to the double glazed conservatory, which offers space for formal dining or to use as a garden room - useable all year round as there is a radiator fitted.

On the first floor the landing has an airing cupboard housing hot water tank, doors to the three bedrooms and to family bathroom. The family bathroom has a four piece white suite of low level wc, pedestal wash hand basin, panel enclosed bath and a separate shower cubicle.

The property benefits from a gas radiator heating system and double glazing.

## OUTSIDE

The front and rear gardens are designed for low maintenance. There is gated access to the rear of the property. As you enter into the car park there is one allocated parking space for the property.

## ADDITIONAL INFORMATION

All mains services are connected to the property. Council Tax Band B.

## LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a range of 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 along Commercial Road to the mini roundabout. Turn right into Rectory Road. The property will be seen a short distance along on the left hand side.

To access the allocated parking, take the first turning left into Zion Hill, and turn immediately right into the car parking area. There are numbered allocated parking space. Number 11 has one parking space.

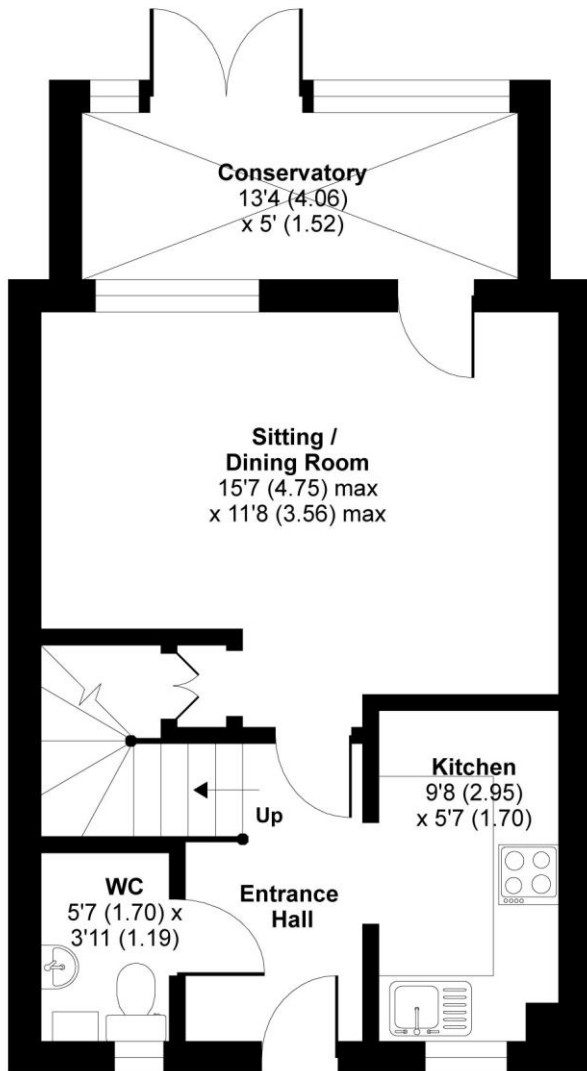




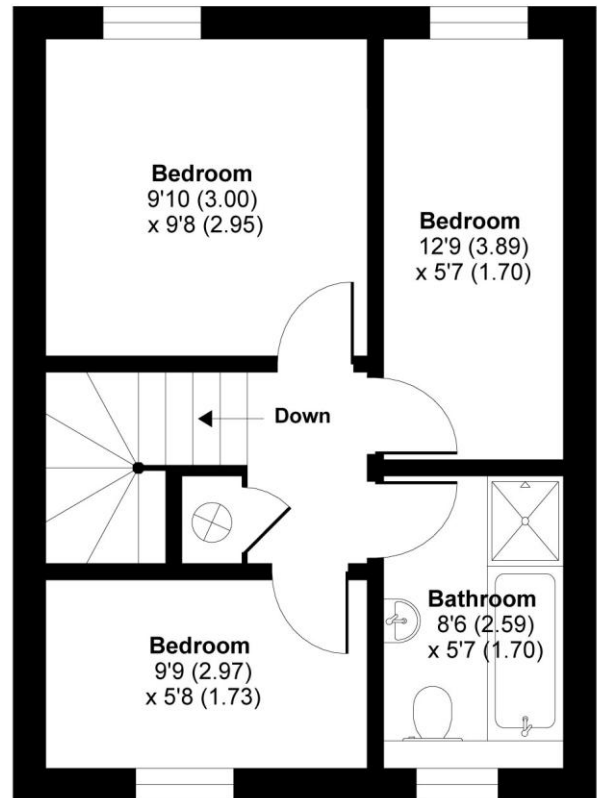
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Approximate Area = 791 sq ft / 73.4 sq m

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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1437387

## SHEPTON MALLET OFFICE

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