

42 Commercial Road, Shepton Mallet, BA4 5DN

COOPER
AND
TANNER



Offers in Excess of £320,000 Freehold

An attractive Victorian townhouse, conveniently located within walking distance of the town centre. The property offers nicely-proportioned accommodation over three floors presented in good order throughout and a courtyard garden to the rear.

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 4  2  1 EPC D

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DESCRIPTION

With the spacious and versatile accommodation presented in good order, with many retained character features, this property would make an ideal family home or a secure base.

An entrance door leads into the lobby with a further door into the entrance hall. There is an original decorative arch, tiled floor, doors to principal rooms, downstairs cloakroom and staircase to the first floor. The light and airy sitting room has a double glazed bay window, ornate ceiling coving, picture rails, a fireplace with an inset wood burner on a raised hearth. The dining room also has a feature fireplace, built in glazed display cabinet with cupboard under and tiled flooring. The entrance hall extends to the kitchen which is fitted with an extensive modern range of base, drawer, wall and glazed units incorporating Belfast sink, wood block drainer and work surfaces. There is a built in ceramic hob with cooker hood, a shelved recess, tiled floor, a feature fireplace with inset wood burner and stable door gives access to the rear garden. There is a second kitchen / utility room, with matching base and wall units incorporating single drainer white sink unit and wood block work surfaces, integrated fridge / freezer, double oven, dishwasher, tiled floor, plumbing for washing machine and space for tumble drier.

On the first floor, the split-level landing leads to all main rooms and the staircase leading to the second floor. The spacious family bathroom is tastefully fitted with a white suite comprising a free standing bath, wash hand basin set onto vanity unit, low level wc and a double shower cubicle. There are two double bedrooms on the first floor including the light and spacious Master bedroom located at the front of the house with feature fireplace. On the second floor there is an open area for storage and two further double bedrooms.

OUTSIDE

The property has a beautiful, sunny courtyard garden to the rear, which is enclosed to all sides and laid to stone chippings with planted borders. The garden offers space for a patio table and chairs and also includes a potting shed. Whilst the property does not have allocated parking, residents can purchase annual car parking permits for both Great Ostry and Zion Hill car parks, located only a short distance away.

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 including a selection of supermarkets, restaurants, and local school. Situated in the foothills of the Mendip the town is within commuting distance to the centres of Bristol, Bath, Wells, Frome and Castle Cary with a mainline station to Paddington London. Bristol Airport is approximately 1 hour away.

DIRECTIONS

Proceed from the Cooper and Tanner offices on foot, along Commercial Road, crossing over at the mini-roundabout. The property can be found shortly on the right hand side. For those viewing the property by car, public car parks can be found on Old Market Road and Great Ostry, both a stone's throw from the property.





Commercial Road, Shepton Mallet, BA4

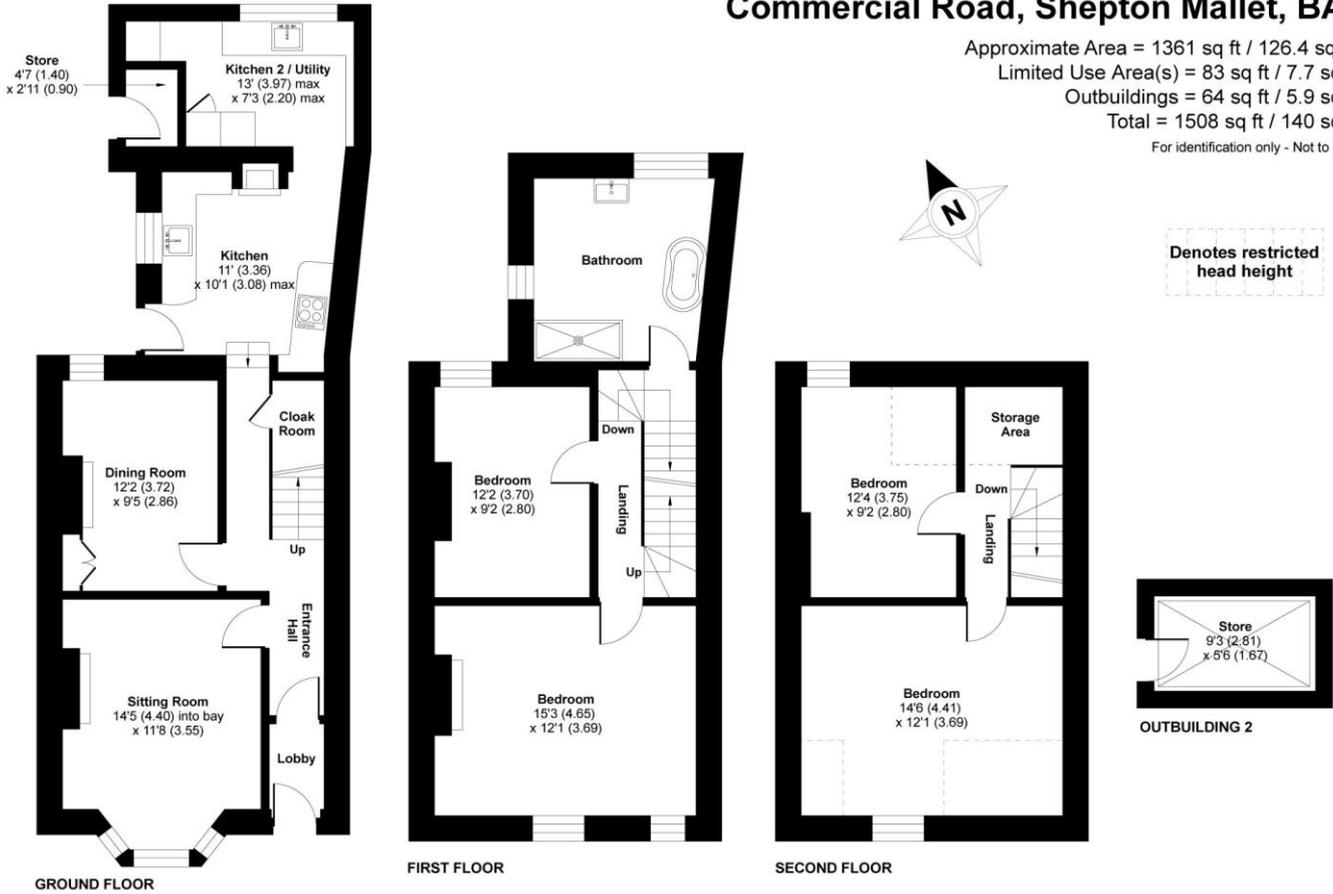
Approximate Area = 1361 sq ft / 126.4 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Outbuildings = 64 sq ft / 5.9 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecon 2026. Produced for Cooper and Tanner. REF: 1430038



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