

Ursula,

Shepton Mallet, BA4 5PP

COOPER
AND
TANNER



Offers in Excess of £500,000 Freehold

Set in approximately 0.5 acre in a private location this individual detached bungalow includes a master bedroom with ensuite shower room, conservatory, mature landscaped gardens, detached garage / workshop and parking for several vehicles. Offered with no onward chain. The property will now benefit from cosmetic upgrading.

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DESCRIPTION

Located at the end of a private drive which gives access to the bungalow, the detached garage and extensive parking. Only one other property has access along this driveway. Having been built for the family, this is the first time the property will be brought to the market.

The property is accessed through the entrance porch and into the spacious light and airy entrance hall which has doors to principal rooms and wood block flooring. Located on one side of the entrance hall, a corridor leads to the spacious sitting / dining room. This light and airy room has dual aspect windows, picture rails, and a feature stone fireplace with raised hearth and wooden mantel. Patio doors lead out into the conservatory which enjoys a view over the rear garden and has a tiled floor and patio doors. Back along the corridor a door leads into the kitchen / breakfast room which is fitted with a range of base, drawer and wall units incorporating a single drainer sink unit, work surfaces and a tiled floor. There is space and plumbing for washing machine and dishwasher, an electric cooker point and an airing cupboard housing the hot water tank. There is also space for table and chairs. A door leads to the outside. Across the main entrance hall there are two double bedrooms. The master bedroom is located to the rear of the property with an adjoining ensuite shower room fitted with a white suite of low level wc, wash hand basin and a shower cubicle. Completing the accommodation is the family bathroom with panel enclosed bath, low level wc and pedestal wash hand basin.

OUTSIDE

The property is approached along a private driveway which serves one other property. Located at the end it opens up to the parking / turning area, the detached garage / workshop which has up and over door, power, light and personal door to side.

The front garden is laid mainly to lawn with planted borders and beds with a selection of shrubs. A mature hedge sits on the boundary. A path leads around the property and into the rear garden. This private area is laid mainly to lawn, with seating areas, a pond, and a gravelled alpine bed. There are a variety of planted with fruit trees, mature shrubs and conifer hedging. There are two attached outbuildings

ADDITIONAL INFORMATION

Electric heating. Mains water, electricity and drainage are connected. Council Tax band D.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is conveniently placed for commuting to Wells, Frome, Midsomer Norton, Glastonbury and the larger centres of Bristol and Bath. For those travelling by train, Frome and Castle Cary have mainline stations to Paddington London.

DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and continue into Charlton Road past Whitstone School. At the traffic lights, turn right onto Whitstone Road. As you approach the rise in the road (former railway crossing) and the orange traffic cone on the left, turn left into the private driveway. Proceed to the end.





SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

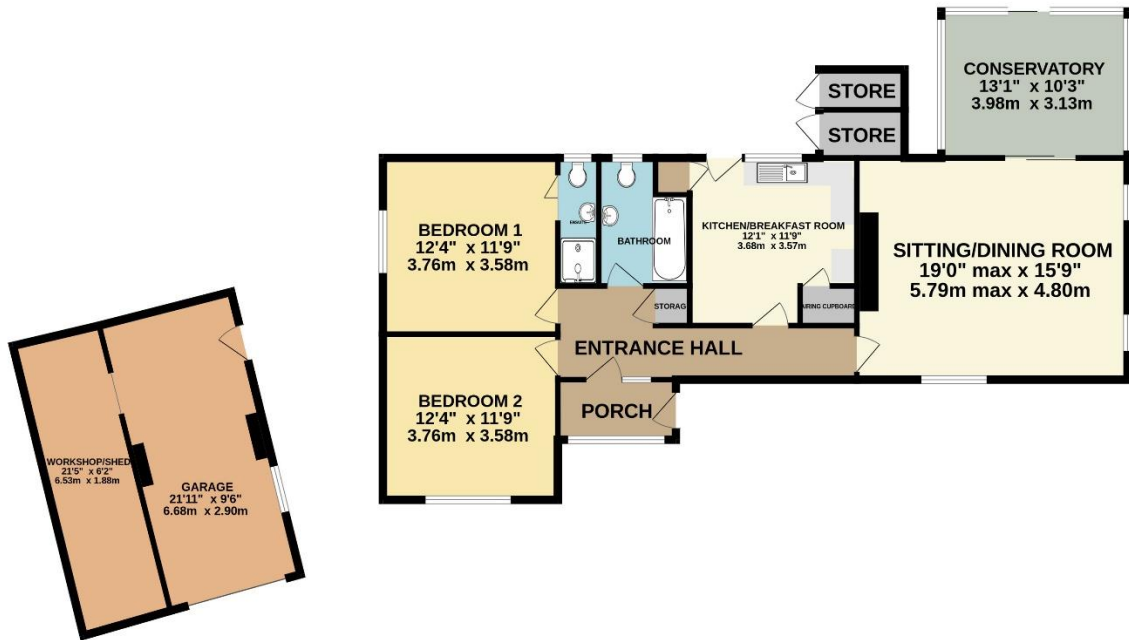
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GROUND FLOOR



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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