

30 The Sidings,

Shepton Mallet, BA4 5FJ

COOPER
AND
TANNER



Offers in Excess of £465,000 Freehold

A detached bungalow designed for modern day living with kitchen / breakfast room and master bedroom with ensuite shower room. Located in a No Through Road convenient for the town's facilities and The Strawberry Line.

30 The Sidings, Shepton Mallet, BA4 5FJ

 3  1  2 EPC B

Offers in Excess of £465,000 Freehold

DESCRIPTION

Built in 2018 and forming a small cul de sac of similar properties, the property has underfloor heating throughout, triple glazing to the front and double glazing to the rear. Built by a local developer with consideration given to those who seek single storey accommodation.

The property is approached across the brick paved driveway which gives access to the integral garage. A paved ramped path then leads to the storm porch and front entrance door. The central entrance hall gives access through to the rear of the property and to the principal rooms, personal door to garage, double cupboard and storage cupboard. The floors are engineered oak with underfloor heating. The spacious master bedroom has a built in cupboard with ample space for a kingsize bed and additional furniture. A door leads into the ensuite shower room fitted with a white suite of low level wc, wash hand basin on vanity unit and a shower cubicle. Along the hall are two further double bedrooms – one with hatch and ladder to the spacious roof space. The family bathroom is fitted with a panel enclosed bath, pedestal wash hand basin, low level wc and a quadrant shower cubicle. The floor is tiled with under floor heating. At the rear of the property is the spacious kitchen / breakfast room with bi fold doors and view over the rear garden. The kitchen area is fitted with a modern range of base, drawer and wall units incorporating single drainer sink unit, gas hob, canopy, eye level oven, microwave oven, dishwasher and pull out larder. There is ample space for table and chairs. A door leads into the adjoining utility room with door to side path, wall mounted gas boiler, space and plumbing for washing machine, tumble drier and fridge / freezer. At the far end of the kitchen / breakfast room a door leads into the sitting room also with French doors to the rear garden.

OUTSIDE

The front garden is laid to lawn edged with borders. The path to the front door is sloped for ease of access for those with mobility issues. The garage has an electric roller door, power and light connected and a personal door to the entrance hall. There are side paths to either side of the property giving access to the rear garden, which is fully enclosed and laid mainly to lawn edged with well stocked borders and a paved terrace.

ADDITIONAL INFORMATION

Electric under floor heating. All mains' services are connected. Council Tax Band E No charges have been requested from the Residents for maintenance of The Sidings.

LOCATION

The property is situated in a No Through Road with pedestrian access to The Strawberry Line and the local amenities including a traditional corner shop. Shepton Mallet offers a selection of supermarkets, doctor and dental surgeries, school, restaurants and independent shops. 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.

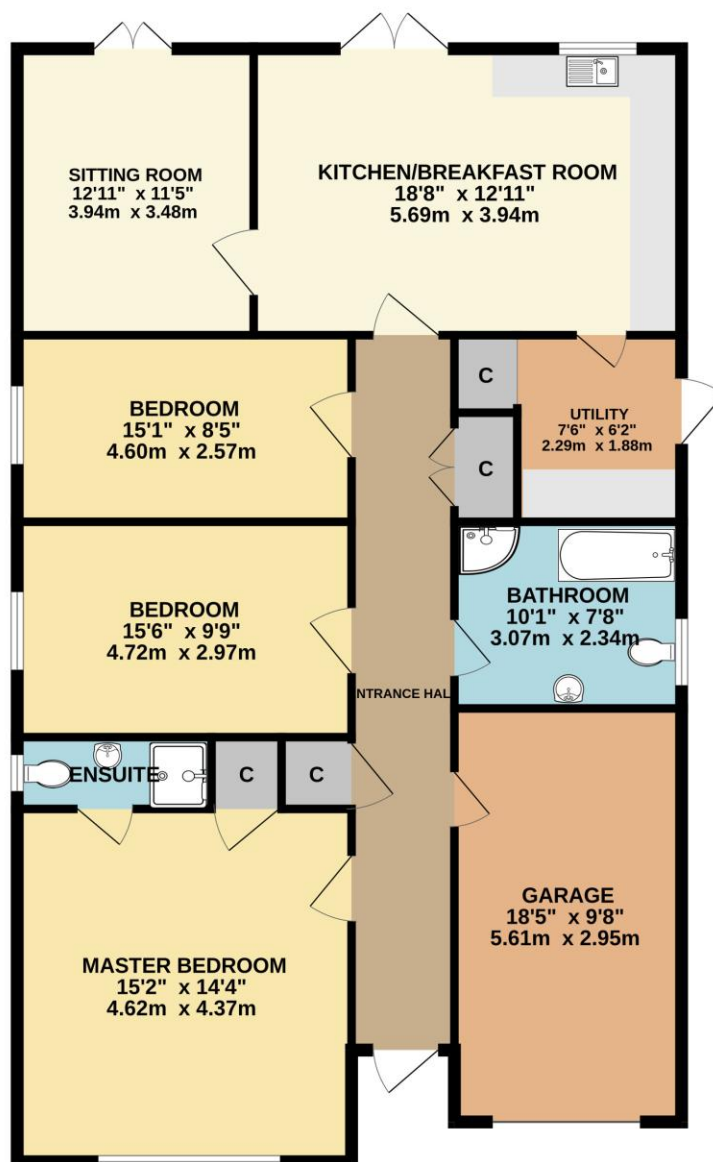
DIRECTIONS

From the Cooper and Tanner office, proceed to the southern end of the High Street and at the roundabout take the 3rd exit into Station Road. Take the first narrow left turn (before the roundabout). Follow this road into The Sidings, over the traffic calming measures and past the houses on the right. Over the pedestrian path into Hitchen Lane. The property will be seen on the right hand side.





GROUND FLOOR



THE SIDINGS

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.
Made with Metropix ©2025

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.

