

# Hyatt Place

Shepton Mallet, BA4 5XY

COOPER  
AND  
TANNER



**£369,950 Freehold**

Offered with no onward chain this detached 4 bedroom house comprises kitchen / dining room, double glazed conservatory, downstairs cloakroom, garden and single garage.

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### DESCRIPTION

The double glazed front entrance door leads into the entrance hall with staircase rising to the first floor with understairs cupboard and doors to the principal rooms. The downstairs cloakroom is fitted with a modern suite. Enjoying the open outlook to the front the dual aspect sitting room has an ornamental fireplace, and french doors to the double glazed conservatory providing a quiet reading area enjoying a view over the garden. The kitchen / dining room is fitted with an extensive range of matching units incorporating ceramic hob, oven and cooker hood. There is space and plumbing for dishwasher and washing machine as well as an under counter fridge. There are french doors to the rear garden and door to the side path.

On the first floor there are four bedrooms and a family bathroom with fitted modern cabinets comprise jacuzzi style bath with mixer tap shower, low level wc and wash hand basin set into vanity units. The master bedroom has an extensive range of fitted wardrobes. Bedroom three also has built in wardrobes.

The property has a gas radiator heating system and double glazing.

### OUTSIDE

The front of the property enjoys an open outlook across the green. There is gated access to the side path leading to the rear garden which is fully enclosed with paved patio, mature beds, raised decked seating area with pergola, gated access to the driveway parking and single garage.

### LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, with the centres of Wells, Bristol and Bath are within travelling distances. Shepton Mallet offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

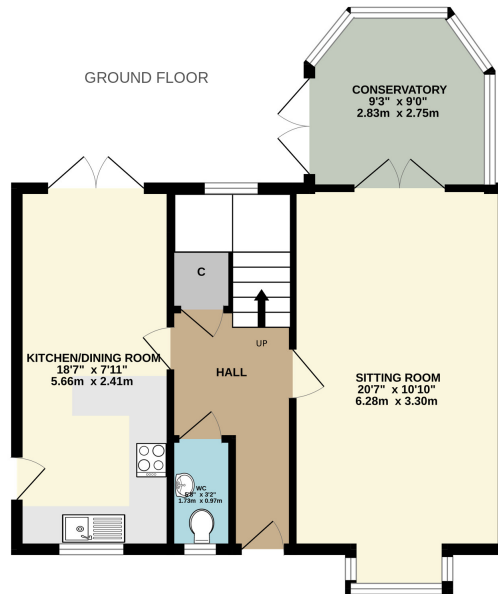
### DIRECTIONS

From our office, proceed along Commercial Road to the mini roundabout, turning left onto Old Market Road. At Tesco roundabout, turn right onto West Shepton. Continue over the mini-roundabout and turn right into Old Wells Road. Take 2nd right into St Peters Road. Hyatt Place is the 1st turning on the right. Follow the road around to the right and the property will be seen on the next corner on the right hand side.

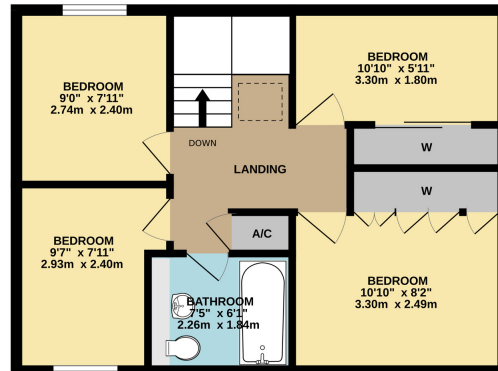
### COUNCIL TAX BAND D AND FREEHOLD







1ST 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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