

36 Hyatt Place, Shepton Mallet, BA4 5XY

COOPER
AND
TANNER



£245,000 Freehold

A well-proportioned two bedroom semi detached property forming part of St Peters with parking and garage, offering first time buyers an ideal purchase, as well as being a great buy-to-let opportunity.

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 2  1  1 EPC B

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DESCRIPTION

The St Peters development is a popular development on the west side of the town, close to countryside and within the catchment area of Bowlish infant school.

The property is set in a small cul de sac with parking and garage situated across from the house.

You enter into the entrance hall with staircase rising to the first floor and door to the open plan style living area.

The sitting/dining room is dual aspect with window to the front and door to garden, providing a light living space with adequate space for sofa, chairs and dining table. The sitting room also has an understairs storage cupboard. Opening from this space is the kitchen, overlooking the rear garden which is fitted with a modern range of base and wall units and work surfaces incorporating a white single drainer sink unit, gas hob, single electric oven, canopy, space for fridge / freezer and wall mounted gas boiler. There is space and plumbing for a dishwasher and washing machine.

On the first floor, a landing provides you with access to the two double bedrooms along with loft hatch which has been boarded for storage and airing cupboard. Bedroom one has a bay window overlooking the front with built in wardrobe and a storage cupboard built over the stairs. Bedroom two has a built-in storage. Completing the accommodation is the bathroom, which is fitted with a modern white suite of low level wc, pedestal wash hand basin housed into a vanity unit and panel enclosed bath with mixer tap shower attachment and screen.

OUTSIDE

There is paved footpath leading through a lawned garden to the front door, the garage and parking space is located directly across from the property. The rear garden is fully enclosed and designed for low maintenance with small patio, raised beds and lawn. A gate gives pedestrian access to the side of the property.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band B.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors' surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

From the Cooper and Tanner office, proceed to the end of the High Street and turn right at the roundabout. Follow the road to the next roundabout and take the 2nd exit onto West Shepton. Take the fifth turning on the right into Old Wells Road. Take the first right into Hyatt Place and then left. The property will be seen in the bottom of the Cul de sac.





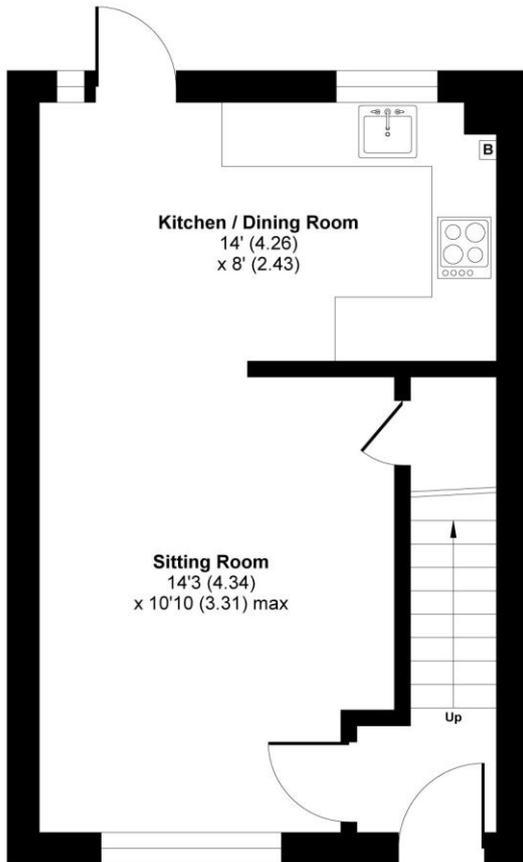
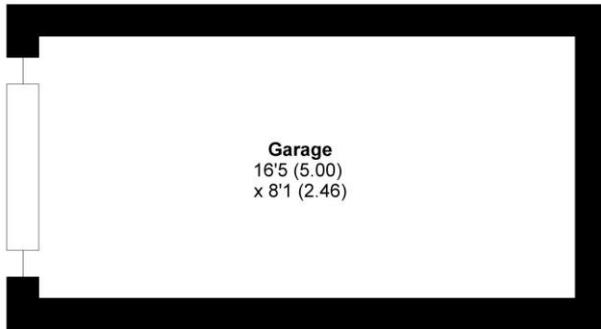
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Approximate Area = 636 sq ft / 59 sq m

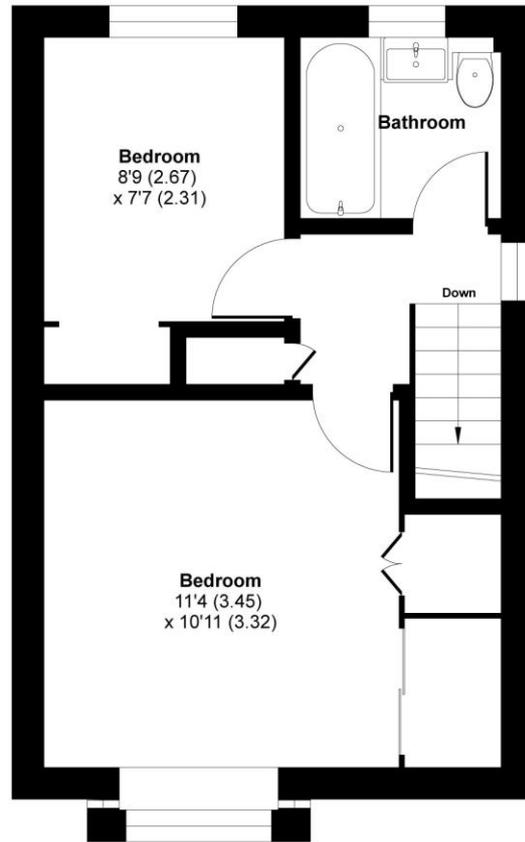
Garage = 132 sq ft / 12.2 sq m

Total = 768 sq ft / 71.2 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: 1432068

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