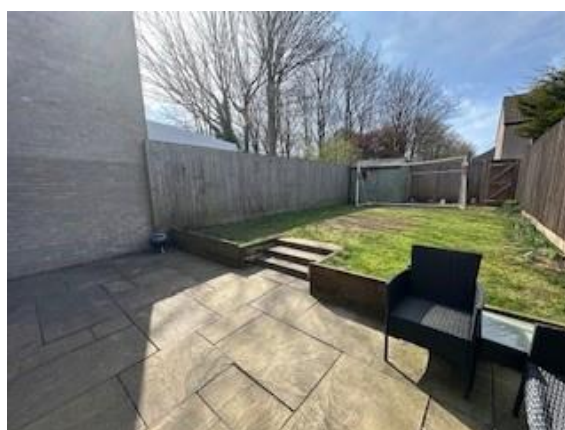


44 Allyn Saxon Drive,

Shepton Mallet, BA4 5QH

COOPER
AND
TANNER



£245,000 Freehold

Situated in a small cul de sac of similar properties, this end terrace house offers three bedrooms, first floor bathroom and a downstairs cloakroom. The property is close to Collett Park and the town's main facilities and the local convenience store.

44 Allyn Saxon Drive, Shepton Mallet, BA4 5QH

 3  1  1 EPC C

£245,000 Freehold

DESCRIPTION

This deceptively spacious property is presented in good order throughout and offers good sized accommodation, communal off-road parking and an enclosed rear garden.

A door to the front of the property opens into an entrance hall with door to the downstairs cloakroom fitted with low level wc and wash hand basin. A further door leads into the spacious kitchen / dining room. This room is fitted with an extensive range of matching base, drawer and wall units incorporating single drainer sink unit with mixer tap, work surfaces, gas hob, oven and cooker hood and wall mounted gas boiler housed in one of the wall units providing the heating and hot water. There is space and plumbing for washing machine and dishwasher, as well as ample space for a family table and chairs, freestanding fridge / freezer. A door leads into the sitting room, with another door giving access to the staircase rising to the first floor. Located to the rear of the property, the large sitting room enjoys a view over the rear garden with double glazed door and window.

On the first floor, the landing gives access to the three bedrooms all of which are well proportioned. The master bedroom has a built in wardrobe. The family shower room is fitted with a white suite comprising a corner entry shower enclosure, a low level wc and a wash hand basin. There is a second shower cubicle accessed from the landing.

OUTSIDE

There is communal parking to the front of the property and a fully enclosed rear garden which is laid mainly to lawn with a paved seating terrace. There is a pedestrian side access gate and path to the rear garden as well as to the rear pedestrian path.

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 and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

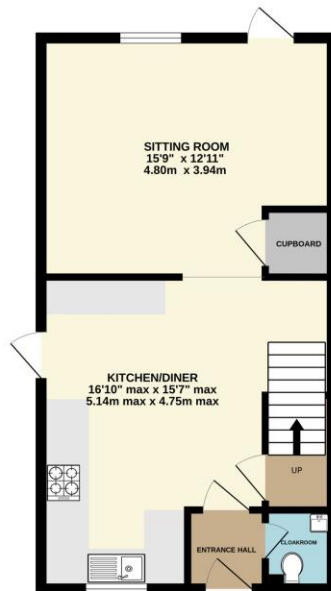
DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street and into Charlton Road. Continue pass Collett Park and Whitstone School. Before reaching the traffic lights, turn right into Allyn Saxon Drive. Proceed past Somerset Close and turn right into the next cul de sac. The property will be seen on the right hand side.

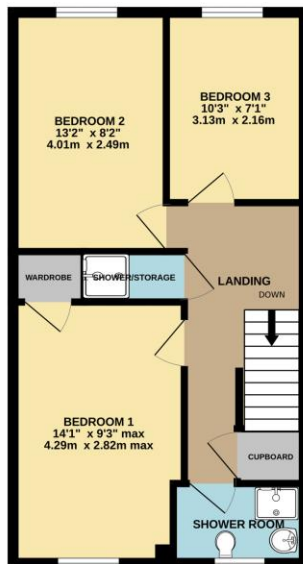




GROUND FLOOR



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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AND
TANNER**

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