6 Western Court,

Shepton Mallet, BA4 5DQ

COOPER AND TANNER







£190,000 Leasehold with a share of Freehold

This spacious penthouse apartment conversion is presented in good order with high ceilings, beamed sitting room, views towards the local countryside and over the communal gardens. The light and airy accommodation comprises two double bedrooms, modern bathroom and kitchen / dining room. Internal viewing is highly recommended.

6 Western Court, Shepton Mallet, BA4 5DQ

2 1 1 EPC E

£190,000 Leasehold with a share of Freehold

DESCRIPTION

Located in a quiet residential area, the apartment is one of 5 in a converted building. The apartment has lovely views, and is close to the town's facilities and a local bus stop

An external metal staircase leads to the first floor and the communal hall shared with Flat No 5 where an internal staircase leads solely for the use of Flat 6.

You enter the apartment into a linear hallway which runs centrally through the flat giving access to all rooms. The kitchen / breakfast room has been refurbished by the current owners and is located to the rear of the building enjoying countryside views. This light and airy room is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit, cooker point, canopy, plumbing for washing machine, and space for an under counter fridge. There is ample space in this room for a good sized dining table and chairs as well as a freestanding fridge / freezer.

Across the hall, the spacious beamed sitting room enjoys a lot of natural light and has a view over the communal lawned gardens. The main bedroom also enjoys countryside views and has fitted floor to ceiling wardrobes along one wall and eaves storage space with light connected.

Moving back along the hall, past the sitting room, you reach the bathroom. This is fitted with a modern white suite of pedestal wash hand basin, low level wc and panel enclosed bath with shower and screen. Completing the accommodation is the 2nd double bedroom.

OUTSIDE

The property enjoys communal gardens comprising mainly lawns and a seating area enjoying views. Entering Western court from Shaftgate Avenue there is one parking space by the red brick building with additional parking in the main car parking area. There are outside security lights and a shared storage shed.

AGENT'S NOTE

The property is Leasehold with all 5 apartments owning a share of the Freehold.
Lease 999 year from 1986
Maintenance charges £70 pcm
Ground Rent £25pa

ADDITIONAL INFORMATION

Gas fired heating. Double glazing. 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 our office on High Street, proceed along Commercial Road to the mini-roundabout and continue straight across. Take the next turning on the left into Shaftgate Avenue. Take the first turning on the right into Western Court. There is parking either directly in front of the building or a larger parking area is available on the left hand side. The external metal staircase to the apartment is to the rear of the red brick building.



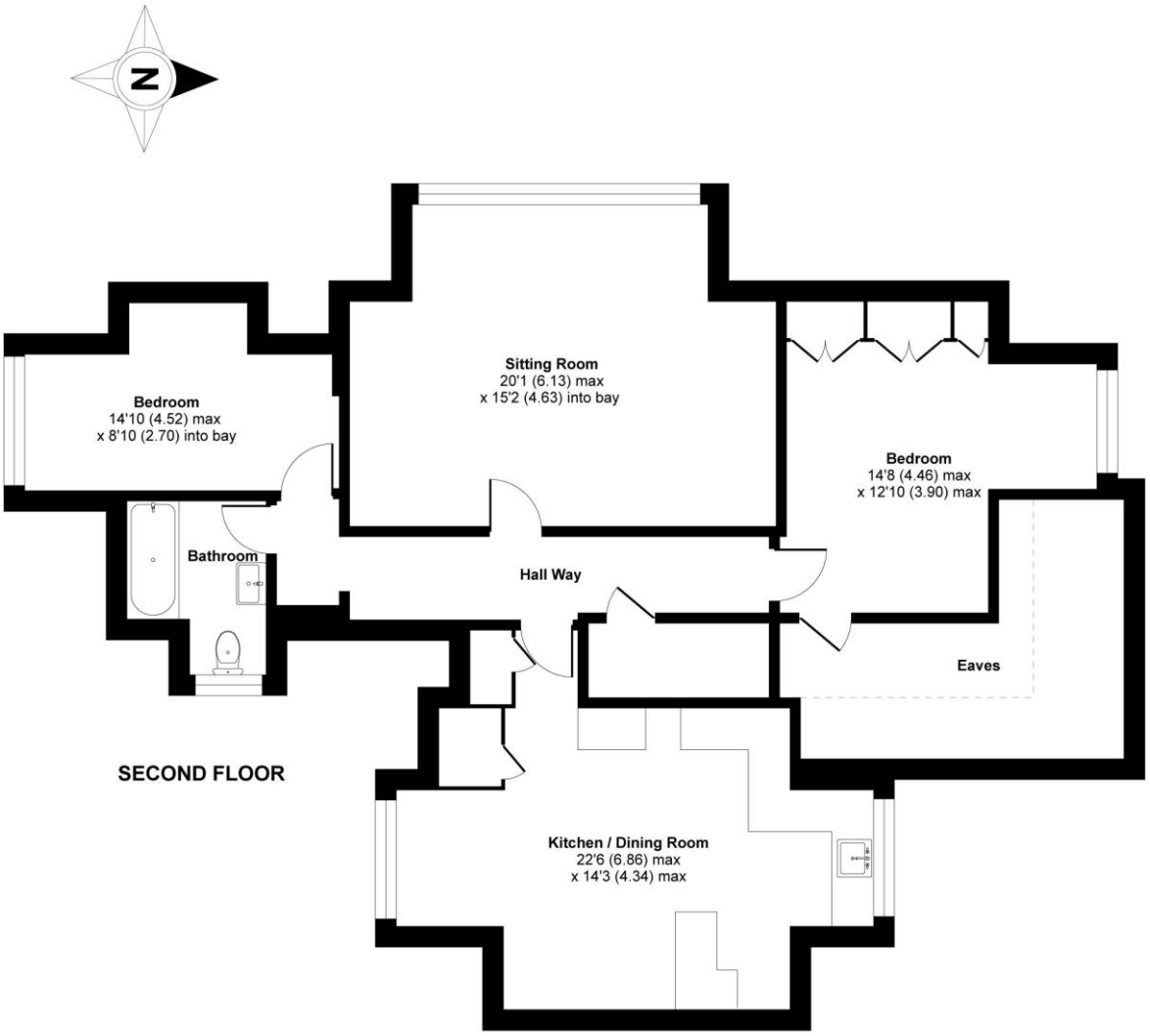






Western Court, Shepton Mallet, BA4

Approximate Area = 1051 sq ft / 97.6 sq m
Limited Use Area(s) = 154 sq ft / 14.3 sq m
Total = 1205 sq ft / 111.9 sq m
For identification only - Not to scale



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: 1430047

SHEPTON MALLET OFFICE
Telephone 01749 372200
32 High Street, Somerset, BA4 5AS
frome@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.

RICS