# 31a High Street,

## Shepton Mallet, BA4 5AQ

COOPER AND TANNER








## £99,500 Leasehold

Offered to the market with no onward chain, this deceptively spacious one-bedroom first-floor apartment is ideally situated in a central location, within easy reach of the town's amenities.

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## £99,500 Leasehold

DESCRIPTION

From the first-floor landing, a private entrance door leads into the apartment. The L-shaped hallway, with its high ceilings, provides access to all principal rooms and benefits from a useful storage cupboard. The double bedroom enjoys a large rear-facing window, creating a bright and comfortable space. The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC, complemented by part-tiled walls and vinyl flooring. A particular feature of the property is the spacious open-plan kitchen/living/dining room. Two large windows overlooking the High Street allowing an abundance of natural light to flood the room, creating a bright and airy feel. The kitchen is fitted with a range of wall, base and drawer units with work surfaces incorporating a stainless steel sink and drainer. There is an integrated single oven with an induction hob and extractor hood over and plumbing for washing machine. The room comfortably accommodates both dining and living furniture.

OUTSIDE

Accessed via the Highstreet, it's an ideal location for towns amenities.

AGENT'S NOTE

Lease is 999 years from 1/1/2008. Ground rent is £25.00. Service Charge is £122.25pa.

ADDITIONAL INFORMATION

Electric heating. Mains water and mains drainage are connected.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, restaurants. and local school. Situated in the foothills of the Mendip the town is within commuting distance to the centres of Bristol, Bath, Wells, Frome and Castle Cary with a mainline station to Paddington London. Bristol Airport is approximately 1 hour away.





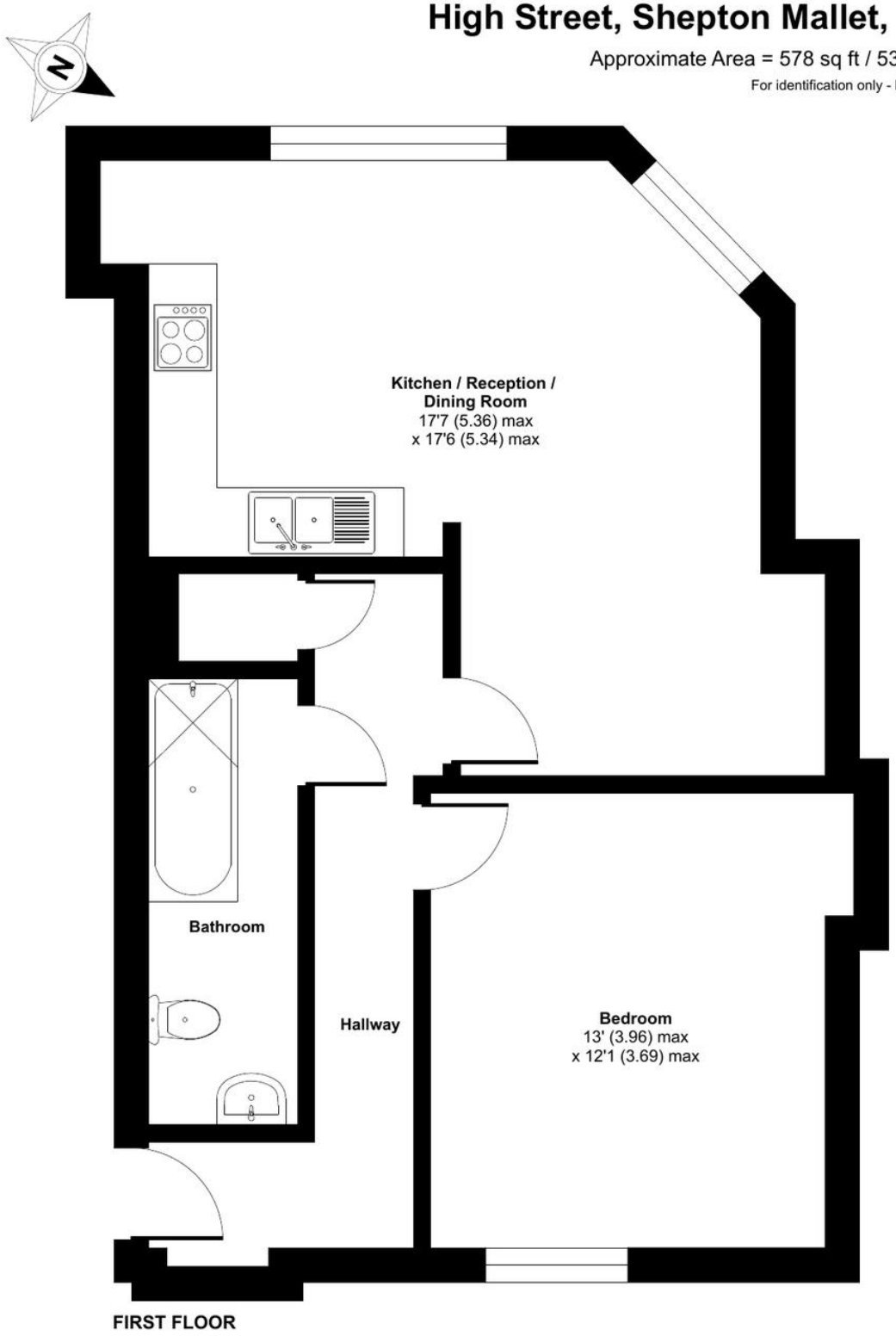




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Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale




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: 1495904


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