# 7 Waterloo Road,

## Shepton Mallet, BA4 5HG

COOPER AND TANNER







## Offers in the region of £125,000 Freehold

Grade II listed four bedroom property arranged over three floors offering huge potential to be a stunning home. Requiring modernisation throughout, the property has a large rear garden with vehicular access and is offered with no onward chain.

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DESCRIPTION

Situated close to the centre of the town and its amenities, this property requires internal viewing to appreciate the deceptively spacious and versatile accommodation on offer. There are many features throughout, including sash windows.

An enclosed front garden and path leads to the front entrance door set in an arched structural opening with semi-circular segmental glazed fanlight. The "L" shaped entrance hall features the original staircase and bannister rail rising to the half landing, doors lead to the sitting room, kitchen and understairs storage area which is also accessible from the former kitchen. Located to the front the sitting room has a feature fireplace with wood burning stove, sash windows and original features to the ceiling. The kitchen is fitted with an extensive range of base, drawer and wall units, incorporating single drainer sink unit and work surfaces. The electric cooker is housed in the former chimney breast and an island unit offers storage and a breakfast bar. Leading on from here, is the former kitchen area, which has door to the garden, opening to the understairs area and door to the utility. From here a door leads into the downstairs shower room.

On the half landing steps and door opens into the spacious bathroom fitted with white panel enclosed bath, pedestal wash hand basin and low level wc. There is a large airing cupboard housing hot water tank. On the main first floor landing, the master bedroom is to the front with sash window, high ceilings, and feature fireplace. Anther large double bedroom overlooks the garden.

A door and staircase rises to the two attic rooms which have been used as bedrooms and to the side access into the roof space.

OUTSIDE

An enclosed garden to the front with wall and railings. There is vehicular access to the rear which is gained by entering the driveway of Hillworth House, keeping the building on the right the entrance will be seen in front of you.

The garden is level and comprises a paved patio with the remainder being currently unmanaged. There is an outbuilding which requires full repair.

ADDITIONAL INFORMATION

Mains electricity, water and drainage are connected. Council Tax Band D.

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, turn right along Commercial Road until reaching the mini roundabout. Turn right into Rectory Road and follow this road around the sharp left hand bend and into Waterloo Road. The property will be found on the left hand side.



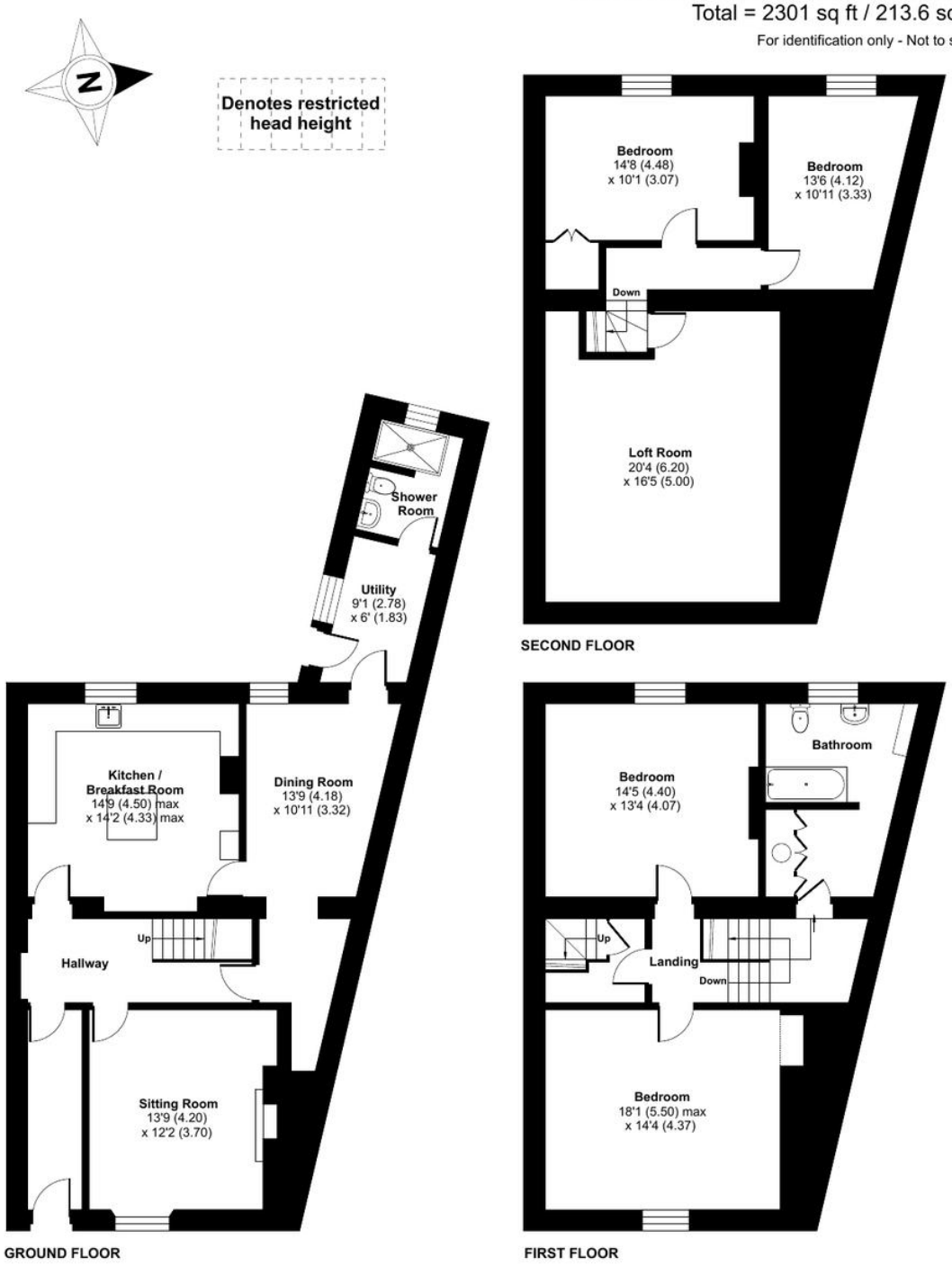






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Approximate Area = 1961 sq ft / 182.1 sq m
Limited Use Area(s) = 340 sq ft / 31.5 sq m
Total = 2301 sq ft / 213.6 sq m
For identification only - Not to scale




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: 1456092


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COOPER AND TANNER


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