

20 Amulet Way,

Shepton Mallet, BA4 4TJ

COOPER
AND
TANNER



£290,000 Freehold

This semi detached three bedroom house is in a tucked away corner with south facing rear garden and offers good sized accommodation together with lengthy driveway parking and a single garage.

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 3  1  1 EPC C

£290,000 Freehold

DESCRIPTION

Situated on a small development built by Persimmons Homes on the eastern side of the town in the 1990's, this property is presented in good order throughout offering good sized accommodation.

The property is entered into the entrance hall where a staircase rises to the first floor, a door leads into the good sized sitting room and a door leads into the modern fitted downstairs cloakroom. Located to the front, the sitting room has wood effect flooring, a large window affording natural light and door leading into the kitchen / dining room. The dining area is currently used as office space but would equally accommodate a family dining table and chairs. At the opposite end the kitchen is fitted with a modern range of base, drawer and wall units incorporating a single drainer sink unit and wood block work surfaces complimented by the tiled floor. There is an integrated gas hob, oven, plumbing and space for washing machine and dishwasher. A wall mounted gas boiler provides the hot water and heating. The double glazed windows and door provides lots of natural light and a view over the garden.

On the first floor there are three bedrooms – two double bedrooms and a good sized single bedroom with a built in storage cupboard. The family shower room is fitted with a modern white suite of low level wc, wash hand basin set on a vanity unit and off set quadrant shower enclose.

OUTSIDE

The property is approached across the surfaced driveway which gives access to the front entrance door, garage and pedestrian side entrance to the rear garden.

The rear garden is south facing and fully enclosed and designed for all year enjoyment. The large, paved terrace is separated from the main garden area and is partially covered so this space can be enjoyed, rain or shine. The remainder of the garden has a small lawn and further gravelled and paved areas, providing a shady corner. The garage has an up and over door, roof storage, power and light connected.

ADDITIONAL INFORMATION

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

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 east along Paul Street and on into Charlton Road, passing Whitstone School. Continue through the first set of traffic lights, past The Charlton Inn. At the next set of traffic lights, beside the Thatched Cottage public house, turn right onto Fosse Lane. Take the first left into Amulet Way. Proceed past the turning to Roman Villas on the left. The property will be seen set back from the road on the right hand side just before the turning for Chi Rio Close.





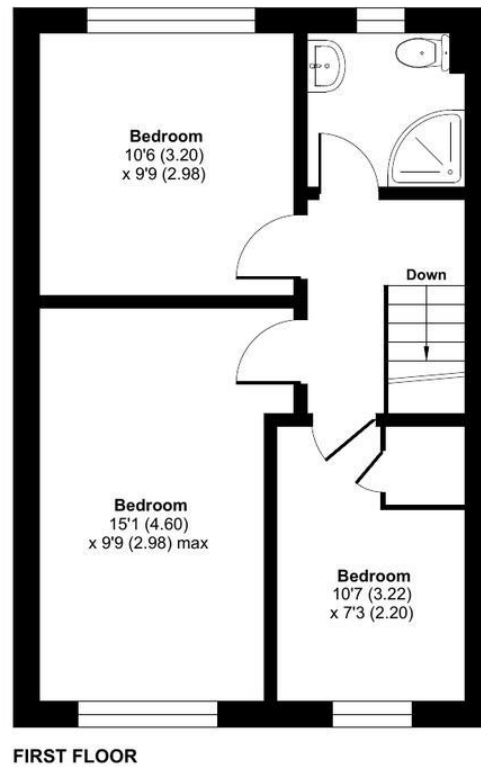
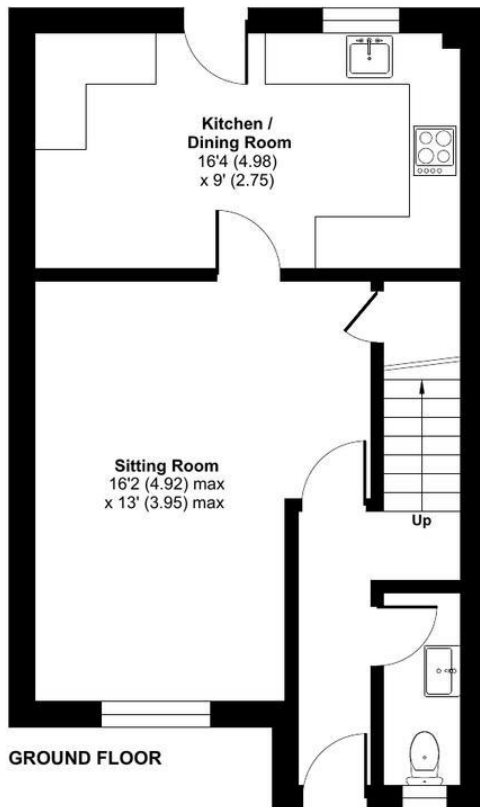
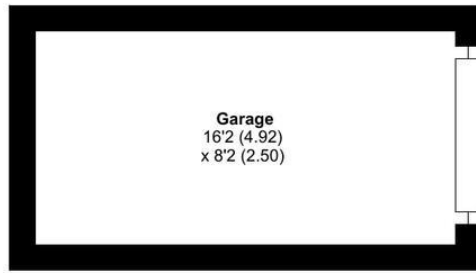
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Approximate Area = 858 sq ft / 79.7 sq m

Outbuilding = 132 sq ft / 12.2 sq m

Total = 990 sq ft / 91.9 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: 1502456

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