

8 Whitstone House,

Shepton Mallet, BA4 5LX

COOPER
AND
TANNER



£129,950 Leasehold

Offering unique ground floor accommodation attached a Grade II Listed property presented in very good order throughout. There is allocated parking and communal garden. Internal viewing is highly recommended.

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DESCRIPTION

This south facing Grade II Listed ground floor apartment is predominantly all on one level with the exception of two internal steps. Set in the communal gardens in a quiet part of the town, yet still within walking distance of the town's amenities.

The apartment is approached across the gravelled seating area, which forms part of the communal gardens. A front entrance door leads into the spacious sitting / dining room which has wood effect flooring, a modern electric oil filled radiator and a window overlooking the communal gardens. A door leads to the master bedroom and two steps lead down to the kitchen. Overlooking the communal garden, the master bedroom has a modern electric oil filled radiator and a window.

The kitchen is fitted with a modern range of base, drawer and wall units incorporating a stainless steel single drainer unit with wood effect work tops, tiled splashback and tiled floor. There is an integrated ceramic hob, oven, cooker hood, plumbing for washing machine and space for a freestanding fridge / freezer. A good sized breakfast bar runs along one wall.

From here a door opens into the bathroom which is fitted with a modern white suite of panel enclosed bath with shower and screen, low level wc and wash hand basin in vanity units. The walls are tiled with contrasting matching tiled floor.

OUTSIDE

The front of the Grade II Listed building fronts Town Lane. Pedestrian and vehicular access is through Whitstone Close. The car parking area provides 1 allocated parking space. but there is ample parking available in Town Lane for visitors. There is a lawned communal garden, sited in the far corner, where residents can enjoy the sunshine and socialise with the other apartment owners, as well as a gravelled seating area.

AGENT'S NOTE

The property is Leasehold with a 999 year Lease commencing 2017 with a nil rent.

The Maintenance charge for 1/1/2026 – 31/12/26 =£534.43.

ADDITIONAL INFORMATION

Electric heating. Mains water, electricity and drainage are connected. Council Tax Band A.

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 left along Commercial Road until reaching the mini roundabout. Turn right into Rectory Road. On the left hand bend turn right into The Batch. Turn left and travel downhill into Leg Square. Follow the road travelling upwards. Proceed past the Prison. Turn into Whitstone Close the parking will be on the right hand side.

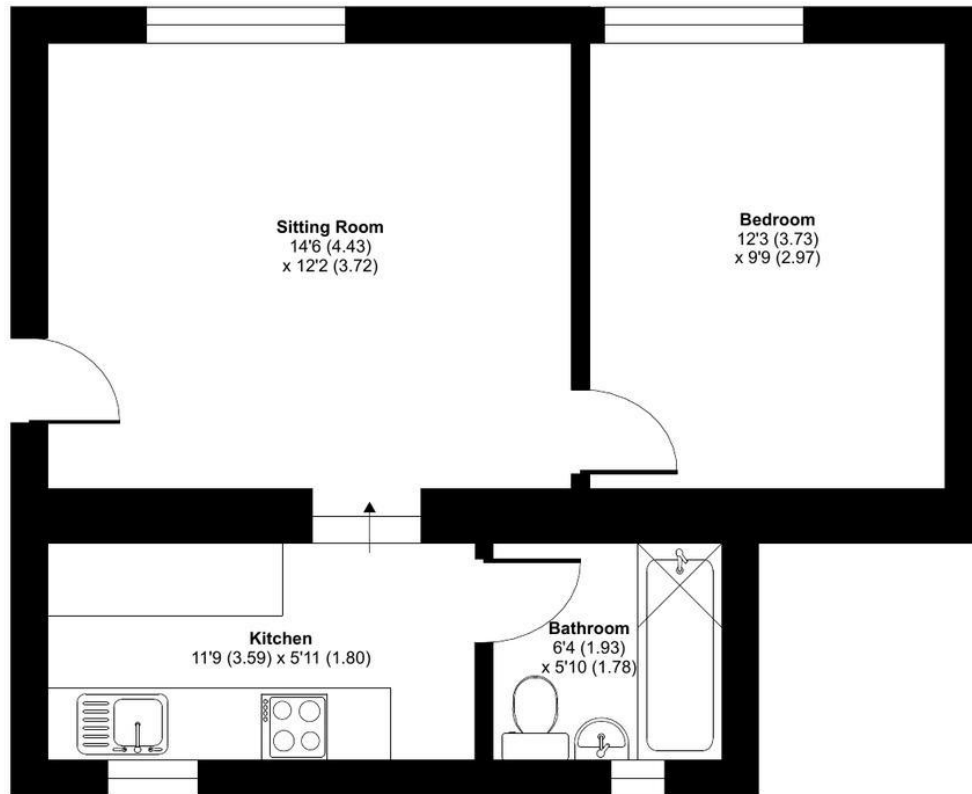




Town Lane, Shepton Mallet, BA4

Approximate Area = 446 sq ft / 41.4 sq m

For identification only - Not to scale



GROUND 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: 1512315

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