35 Zion Hill,

Shepton Mallet, BA4 5DT

COOPER AND TANNER







£165,000 Freehold

A character one-bedroom mid-terraced cottage, situated within easy walking distance to the town centre. This property offers its own courtyard rear garden and internal viewing is highly recommended to appreciate the size of this property.

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DESCRIPTION

This mid terrace cottage is situated within walking distance of the local bus stops to Wells, Bath and Castle Cary, as well as to the town centre where you will find a selection of independent shops and supermarkets.

Entering through the front door, you are welcomed into a good-sized sitting room with double glazed window to the front, a feature fireplace and wood-effect flooring. A door leads through to the kitchen where it has been redecorated and partly refurbished by the current owner. The kitchen is fitted with a range of walls, base and drawer units incorporating a single drainer sink unit, work surfaces and tiled floor. There is space and plumbing for a washing machine and fridge/freezer. A double-glazed rear door provides access to the enclosed patio rear garden. The kitchen also has a staircase which rises to the first floor. On the first floor, a door leads to the spacious double bedroom, which enjoys views over the front of the property. Also on the first floor is the modern family bathroom, fitted with a corner shower cubicle with electric shower, a vanity wash hand basin with storage and a low-level wc. This is also where the gas combination boiler is housed. The landing also benefits from a useful airing cupboard.

OUTSIDE

The front garden is enclosed behind a stone wall, is gravelled for low maintenance and has ample space for potted plants and shrubs. Access to the rear is from the kitchen. The rear patio garden is enclosed and has pedestrian access across the adjoining properties to the end of the terrace. There is on road parking to the front of the property, and limited parking in Pike Lane. However, there is permit parking available in the Council car park

ADDITIONAL INFORMATION

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

LOCATION

The historic market town of Shepton Mallet is situated close to the centres of Frome and the city of Wells. The larger centres of Bristol and Bath are also within easy travelling distance. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is approximately 8 miles distance.

DIRECTIONS

From the Cooper and Tanner Office, proceed along Commercial Road towards the mini roundabout. Turn right into Rectory Road. Zion Hill is the first turning on the left. The property will be seen in the middle of the terrace.





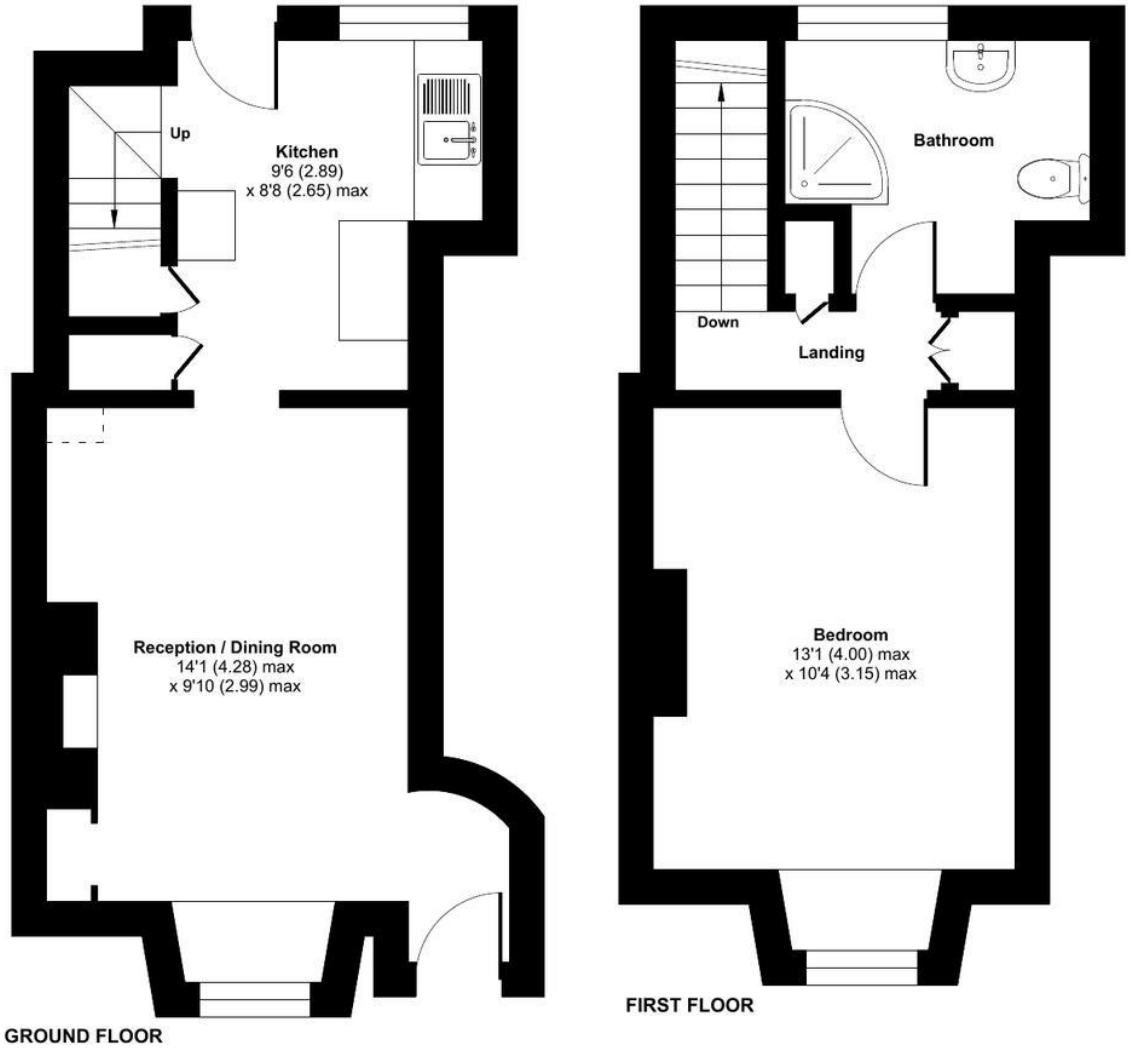




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Approximate Area = 533 sq ft / 49.5 sq m

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: 1538989

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