32 Shaftgate Avenue,

Shepton Mallet, BA4 5YA

COOPER AND TANNER







£297,500 Freehold

Located in a popular residential area, this semi detached house offers good sized accommodation to include a modern kitchen/diner, conservatory, three bedrooms and driveway parking. The rear garden has direct access into the garage and sheds. Offered with no onward chain.

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DESCRIPTION

Offered to the market with no onward chain, internal viewing is recommended for this beautiful three-bedroom family home.

A double-glazed door leads into the spacious and useful entrance porch with sliding doors to the light and airy sitting room. Located to the front, this good-sized room has ample space for sofas, chairs and occasional furniture. There is a gas feature fireplace and a staircase rises to the first floor. Double glazed sliding doors lead through the modern kitchen/diner which has an abundance of natural light. The kitchen is fitted with an extensive range of contemporary cream cabinetry, complemented by sleek granite work surfaces, integrated double oven and a generous breakfast island, providing both practical workspace and additional storage. The adjoining dining area offers ample room for a family dining table, creating a lovely family space. A further set of double-glazed sliding doors from the dining area and a single door from the kitchen lead into the conservatory, offering additional living space with wood-effect flooring. Double-glazed windows enjoys views of the garden and a double-glazed door provides access into the rear garden.

On the first floor there are three bedrooms (two doubles and one single) and the family bathroom. The master bedroom is fitted with mirror fronted wardrobes, drawer units and bedside table units. Bedroom two has built-in drawer units and a cupboard which houses the hot water tank. The third bedroom has useful built in storage space. Completing the accommodation is the family bathroom which is fitted with a modern white suite of panel enclosed bath with mixer tap, separate shower attachment and screen, level wc and pedestal wash hand basin.

OUTSIDE

The driveway provides parking for several vehicles, and the front garden is laid to lawn. There is a useful garage has an up and over door, personal sliding door to the garden and benefits from electricity and light. The property benefits from a well-maintained rear garden, featuring a neat lawn bordered by established shrubs and planting, creating a pleasant outdoor space to relax and enjoy. A paved pathway runs alongside the garden, providing convenient access to the useful range of storage sheds and summer house. The garden is an ideal space for outdoor dining, entertaining and family enjoyment.

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 along Commercial Road to the roundabout and continue straight across, passing the Anglo Trading Estate building on the left. Take the next left into Shaftgate Avenue. The property will be seen on the corner left hand side, just after the turning into Westleigh Gardens.



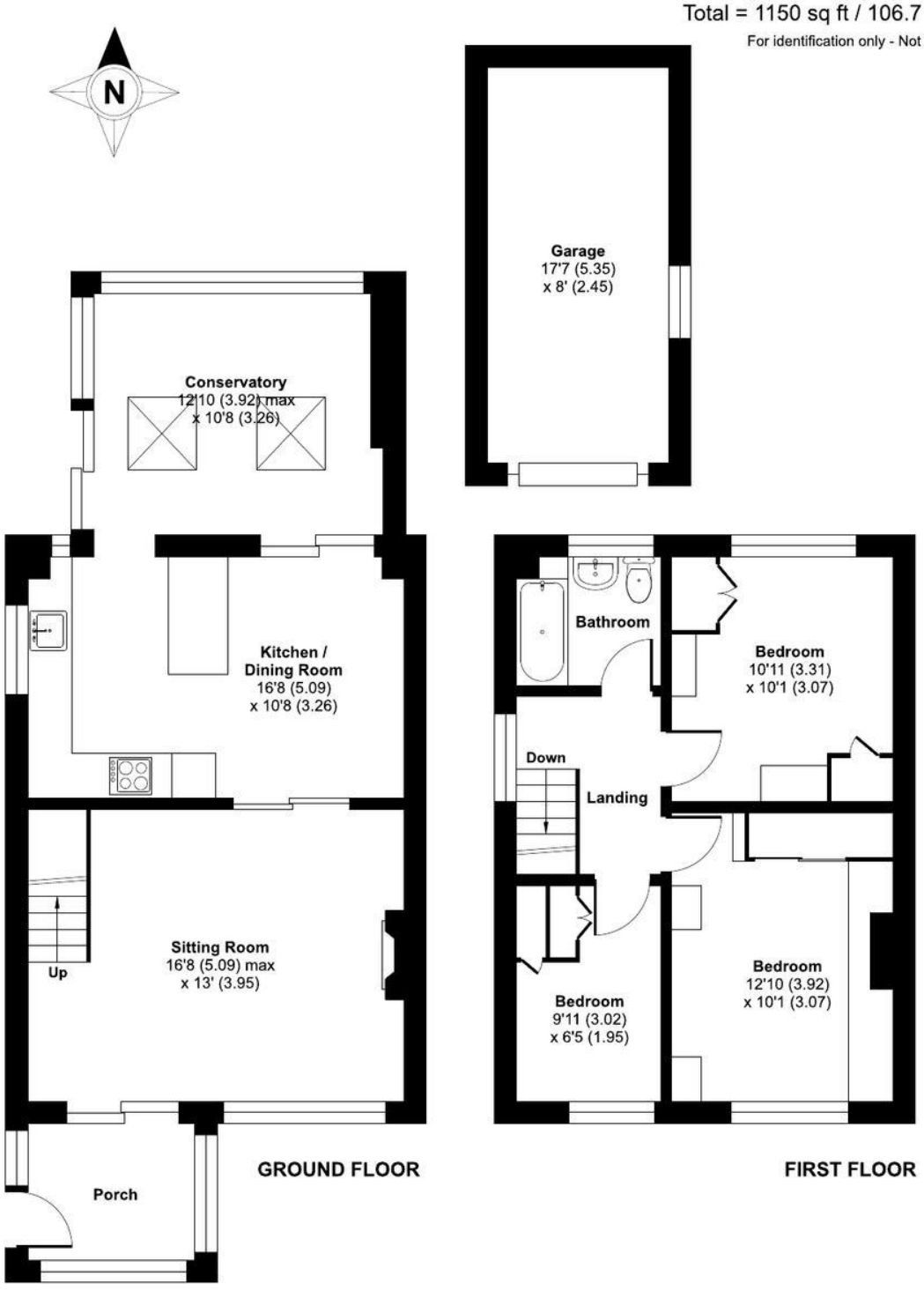






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Approximate Area = 1009 sq ft / 93.7 sq m
Garage = 141 sq ft / 13 sq m
Total = 1150 sq ft / 106.7 sq m
For identification only - Not to scale



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: 1536924

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COOPER AND TANNER

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