KingsLand
Property & Land Agents



Trajans Way, Shepton Mallet, Somerset, BA4

Guide Price: £225,000

Freehold

Trajans Way

Shepton Mallet, Somerset, BA4

3 | 1 | 1 | 742 sq ft

Semi-Detached Three-Bedroom Property

Spacious Living Room With Bay Window

Driveway Parking for Three Vehicles

Potential To Extend or Add Garage

No Onward Chain

Guide Price: £225,000

Freehold



ABOUT THE PROPERTY

Situated on a corner plot within a popular residential cul-de-sac on the outskirts of Shepton Mallet, this three-bedroom semi-detached property offers driveway parking for up to three vehicles and excellent potential for further improvement. Offered to the market with no onward chain, the property presents an exciting opportunity for a purchaser to modernise and create a home tailored to their own tastes. There is also scope for extending the accommodation or adding a garage or workshop, subject to the necessary planning permissions and consents.











GROUND FLOOR

The property is entered via an entrance porch, which leads through to the spacious living room. This well-proportioned room benefits from a bay window to the front aspect, allowing natural light to flow through, with stairs rising to the first floor. To the rear, the kitchen/dining room offers space for both cooking and dining, with wooden wall and base units complemented by worktops. There is space for a cooker with extractor over, washing machine, dishwasher and fridge/freezer, alongside a stainless-steel sink with drainer. The dining area provides room for a table and chairs, with a rear door giving access out into the garden.

FIRST FLOOR

The landing provides access to the loft and leads to three bedrooms and the family bathroom. The principal bedroom is a double room overlooking the rear, whilst bedroom two is also a double and enjoys a front aspect. Bedroom three is a single room to the front, with a useful large, shelved cupboard over the stairs providing additional storage. The family bathroom comprises a bath with mixer tap and shower over, a glass shower screen, WC and wash basin. An obscured window provides natural light, and a stainless-steel heated towel rail completes the room.

OUTSIDE

The front garden is laid to lawn, with a pathway leading to the front entrance. The property occupies a corner plot, with the rear garden enclosed by wooden fencing and open side access. The garden is predominantly laid to stone, with stepping stones providing a pathway through the space, whilst tall trees beyond the boundary fencing create a pleasant backdrop. A hardstanding area runs alongside the property, formerly providing a base for a large shed, while the front driveway offers parking for up to three vehicles.

LOCATION

Shepton Mallet is a well-connected Somerset market town offering a blend of historic character, everyday convenience and excellent access to the surrounding countryside. The town provides a wide range of amenities including supermarkets, independent shops, cafes, restaurants, leisure facilities and well-regarded schooling, making it popular with families and professionals alike. Situated close to the Mendip Hills Area of Outstanding Natural Beauty, the area offers excellent walking and outdoor pursuits, while nearby Wells, Frome and Bath provide a wider selection of cultural, retail and dining opportunities. Commuting links are strong, with easy access to the A37 and A361 connecting to Bristol, Bath and the Southwest, while rail services are available from nearby Castle Cary offering direct links to London Paddington. Combining practical amenities with Somerset charm, Shepton Mallet is an appealing location for a wide range of buyers.

What3Words///unscathed.uppermost.editor



ADDITIONAL INFORMATION

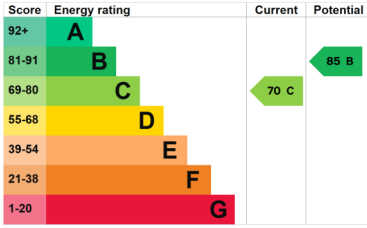
Tenure: Freehold
Council Tax Band: B
Local Authority: Somerset (Mendip)

Services: Gas Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.



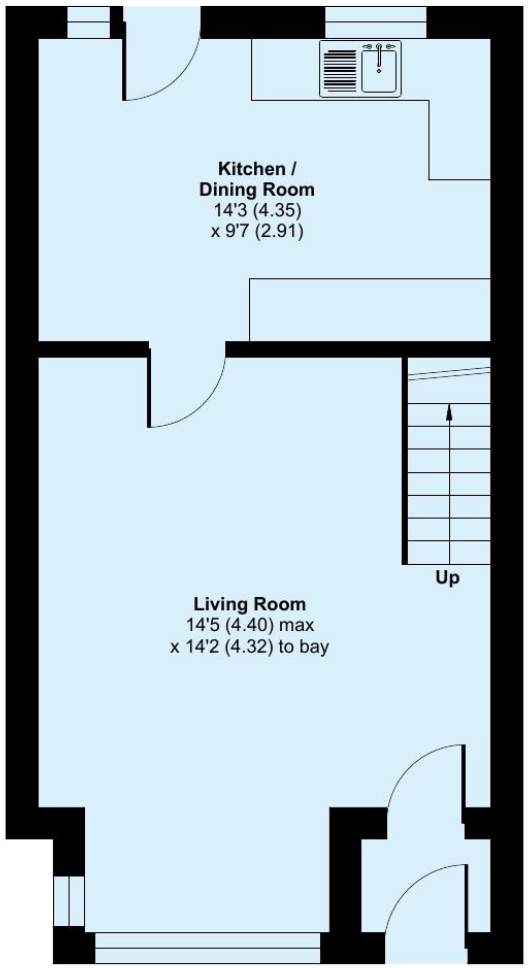
VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

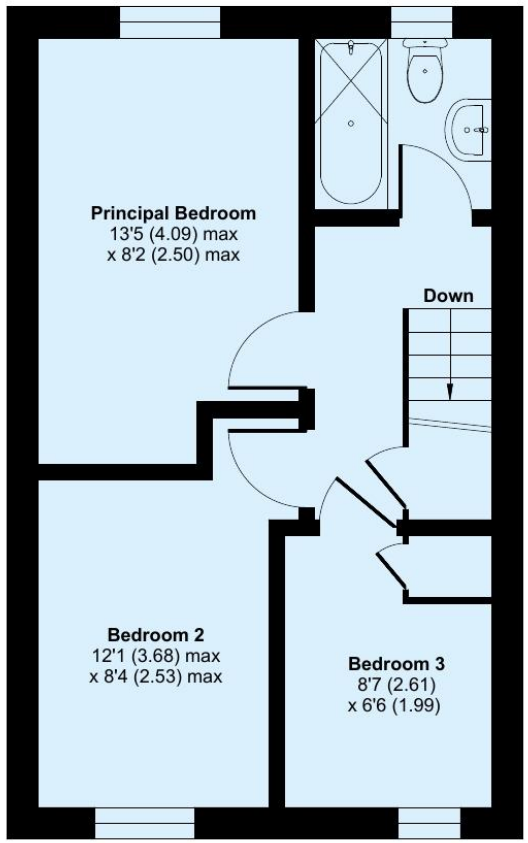
Trajans Way, Shepton Mallet, BA4

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.