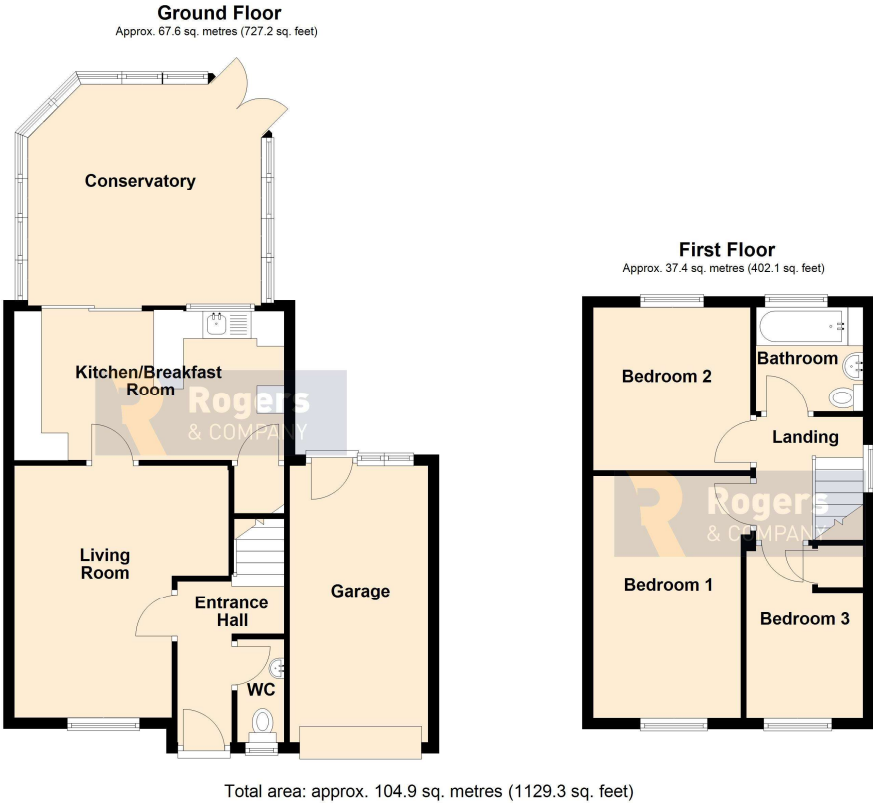




2 Roman Villas
Shepton Mallet
Somerset
BA4 4TU

Guide Price £275,000

On the eastern fringe of town, Charlton Fields developments was built by Beazer Homes in the mid 1990's. This sensible sized three bedroom semi-detached house has the benefit of a downstairs WC and a garage on the side. The accommodation comprises of an entrance hallway, downstairs WC, living/dining room, kitchen breakfast room and a conservatory at the rear. The garage is accessed from the rear garden (and the front obviously) with an electric roller door and driveway parking. The first floor has three bedrooms and a family bathroom. There is no onward chain.



Residential Sales

9 |] e ZSRUSIO\ RlaS`dMOSIWAYsgl\BV\WtQ\ c`^ZSF
e Wv\Q\ | TARS\ QStO\ Rl\] BMOBM\ i\ OYSTBVWt
RS`O`H` S\ HOIT\] WROPZST\] QSt\ Wv\Z\ QOZ
Y\] e ZSRUSIQ\] SatBVStQ\ | TARS\ QStb\ IPSI
OPZStb\ i\ TIS`tbVStas`dMOSlg\ c`tSf`^SQb\
9 |] e Wv\BVStdOZ`St\ Tlg\ c`^V\] StWtdS`gt
RMVAc`Zbt\ t`^SRVAb\taWUI\ c`^tSf`^S`W\ QSt
O\ RWW`b`ORSib\] ZtOdOMOPZStb\ tcale WZUWSt
g\ c`tbVStPSatbQVO\ QSt\ TIOQV\BdWv\BVSt
U`SOtSabt`^WSt\] tBVSt\] abtac`WOPZSt
PcgS`tWIOtBM`StTQ\ StBVOb\] `Yale Wv\lg\ c`^

Residential Lettings

:]] YWUOTIS`lg\ c`^WdSabh` S\ B\W\ c`^i\ OMt
] PXSQWdS`ZVWVWUI` c`OZMgtIS\ O\ batO\ Rl
] OMtOWWv\BVSt`^`] ^S`bgt\ tOVMWt
abO\ RO`Rl\ OYSat\] tO\B`O`^gtBS\ O\ QgGE
] c`^i\] tVWRS\ tSf`b`OatISSlab`c`Qbc`StWt
VWVZbtQ\] ^SBWdS\ZVW\] BQVSO`S`^BV\ O\ t
]] abtOUS\ b`^t

Commercial Sales and Leasing

t
6 OdWUIPSS\ i\] S\] tBVSt\ OMVZ\ QOZ
Q\]] S`QWZOUS\ batWtBVStb\ e\]] dS`tbVSt
^Oab\RSQORS\te StVodStOPZStb\ tOaa\WtWt
]] RSZVWv\BVStQSt\ b`StPgtU\] c`^Wv\ZWS
] WRSRtaV\ ^atS\ OPZVWv\BVSt\ tbt`tac`^`] t
SOQVt\ BVSt`^t\ tORRMM\ te StVodStZSt
] c\] S`] calWVrcab`WZc\ Wb\O\ Rl\ TtWSt
Q\] ^ZStSatWv\BVSt\]]] S`QSt`O`Y`
; O`ab\] tO\ RIE`OZP`Wv\Stb`ORWv\SatOtSatt\ t
P\ b\ta\ QZZO\ RIZD`US\] UO\ WOb\W\ a`^E`St
PSZBdStPSWUI`^Oaa\W\ ObStOP\ c`bt4`]] S\
S\ OPZSatcatt\ tQ\] dWQStQ\] ^O\ WSt
`SZ`QOv\WUI\] tSf`^O\ RWWt\ tBVStO`SOt

- 1129 sqft Semi Detached House
- Popular Charlton Fields Development
- Three Bedrooms
- Family Bathroom
- Living/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Enclosed Garden
- Garage On The Side & Driveway Parking
- Gas Fired Central Heating & Double Glazed Windows

- Living/Dining Room 15' 2" (4.62m) x 12' 11" (3.94m) reducing to 9' 9" (2.97m)
- Kitchen/Breakfast Room 16' 3" (4.95m) x 9' 0" (2.74m)
- Conservatory 14' 1" (4.29m) max x 13' 4" (4.06m)
- Bedroom One 14' 7" (4.44m) x 8' 11" (2.72m)
- Bedroom Two 9' 10" (3m) x 9' 7" (2.92m)
- Bedroom Three 7' 6" (2.29m) x 7' 2" (2.18m)
- Bathroom 6' 6" (1.98m) x 6' 3" (1.9m)
- Garage 16' 0" (4.88m) x 8' 3" (2.51m)



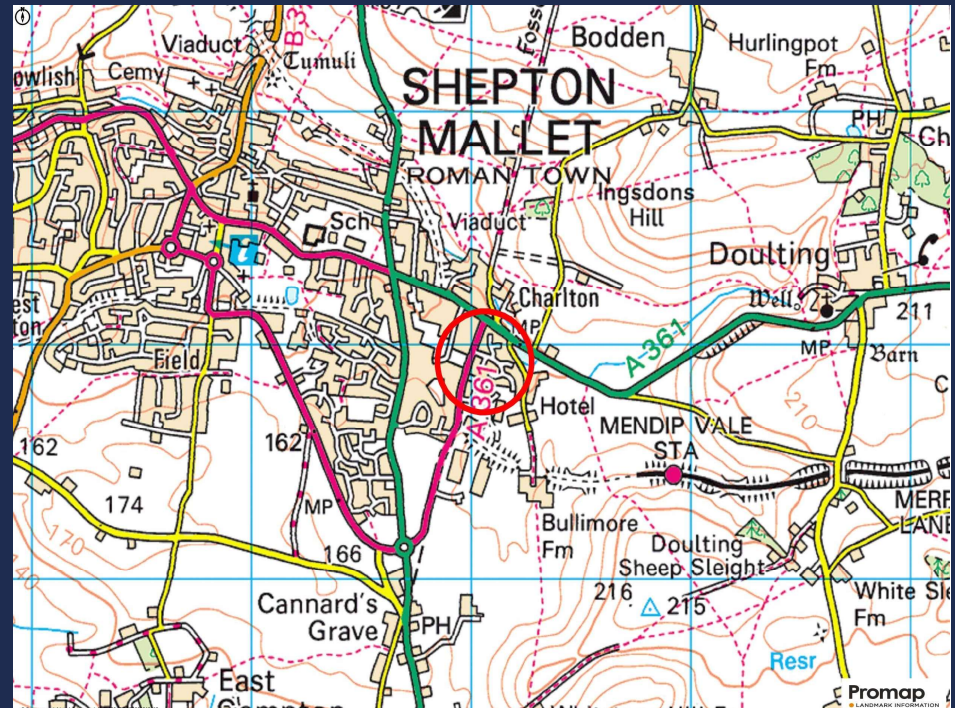
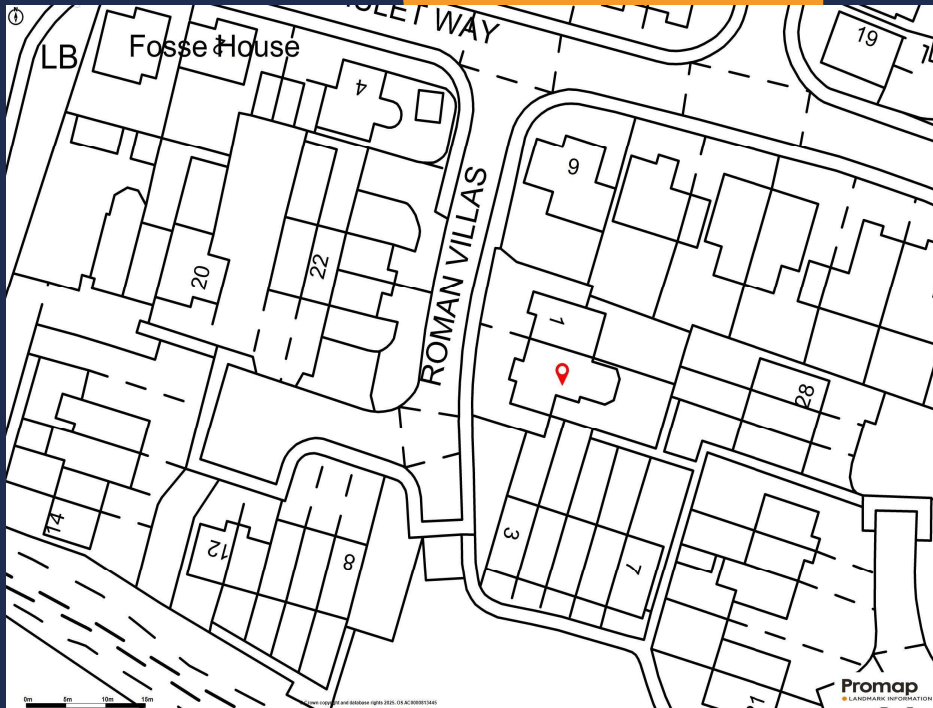
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

2 Roman Villas Shepton Mallet Somerset BA4 4TU

The Tenure is Freehold

Mains water, drainage, electricity and gas are connected.

The Council Tax Band is C and is charged at £2,290.07 for 2025/26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

