



£300,000

*At a glance...*



3



2



1



EPC

D



COUNCIL  
TAX

C

**holland  
& odam**

3 Allen Drive  
Shepton Mallet  
Somerset  
BA4 5GJ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## Directions

From Wells take the A371 towards Shepton Mallet. On entering Bowlish turn right by Bowlish House Hotel and follow the road up the hill. Take the next turning left into Allen Drive and the property can be found on the left with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

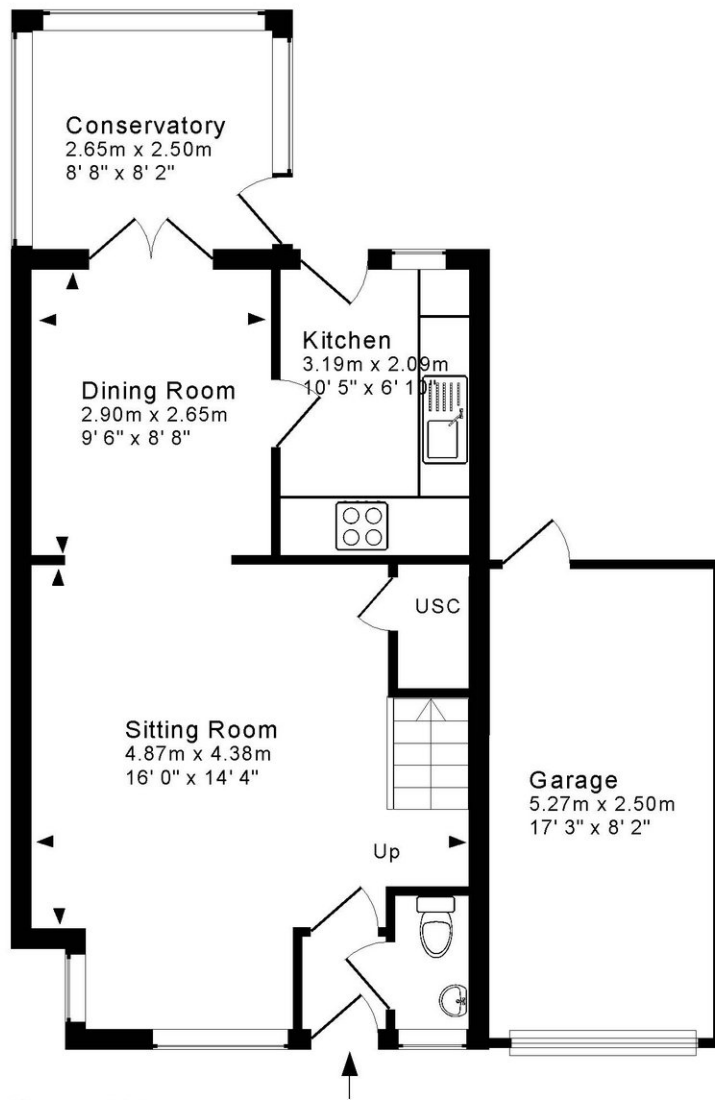
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants and an outdoor swimming pool. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles and the A303 Podimore Junction 14 miles. Bristol International Airport is 22 miles and Castle Cary railway station 7 miles.

## Insight

A detached property on the popular west side of town. Benefitting from having two generous double bedrooms with storage along with another single bedroom. A spacious living / dining room with French doors leading into the conservatory. In addition there is a garage and additional driveway parking.

- No onward chain
- Spacious lounge/dining room
- Fitted kitchen with door onto the garden
- Conservatory
- Downstairs cloakroom
- Garage and driveway parking for several cars
- Double glazing and gas fired central heating
- Popular west side of town
- Close to local hospital and park

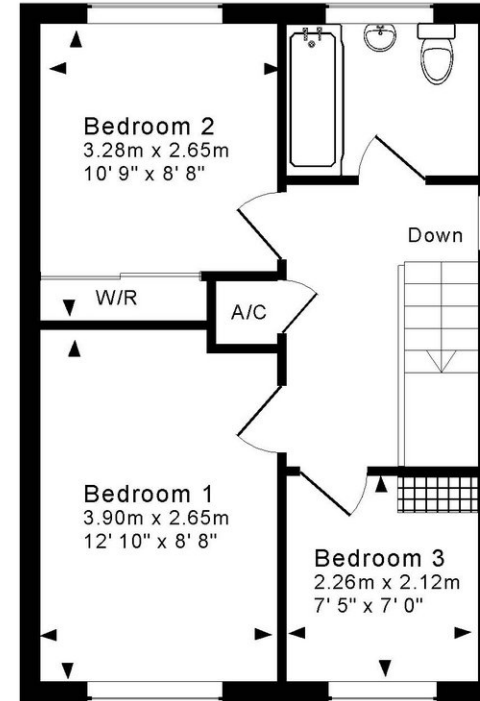




**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0752

Copyright Jemesis Ltd 2024



**First Floor**

**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.