



£450,000

*At a glance...*



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COUNCIL  
TAX

E

**holland  
& odam**

6 Henley Rise  
Shepton Mallet  
Somerset  
BA4 4AW

**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 East Somerset Way/A371 to Shepton Mallet. On entering Shepton Mallet go straight over at the first roundabout and then at the traffic lights straight over. Passing Whitstone School on the left and Collett Park on the right then turn right at the next traffic lights by the Charlton Inn. Proceed up the hill and turn right into Webber Road and then take the next left into Henley Rise. The property is on the right with a for sale board displayed. What3Words Ref [///asks.palace.treatment](https://www.what3words.com/#!/en/asks.palace.treatment)

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Water softener. Solar panels with 6 KW battery

## Local Authority

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

## Tenure

Freehold





## Location

Set on the original section of the popular Tadley Acres development on the southern side of the town. Within easy walking distance of a pub, convenience store and restaurant/takeaway. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, a choice of gyms and an outdoor swimming pool. The property is within close proximity of Collett Park which is an integral part of the community. 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 with a direct line to London Paddington station.

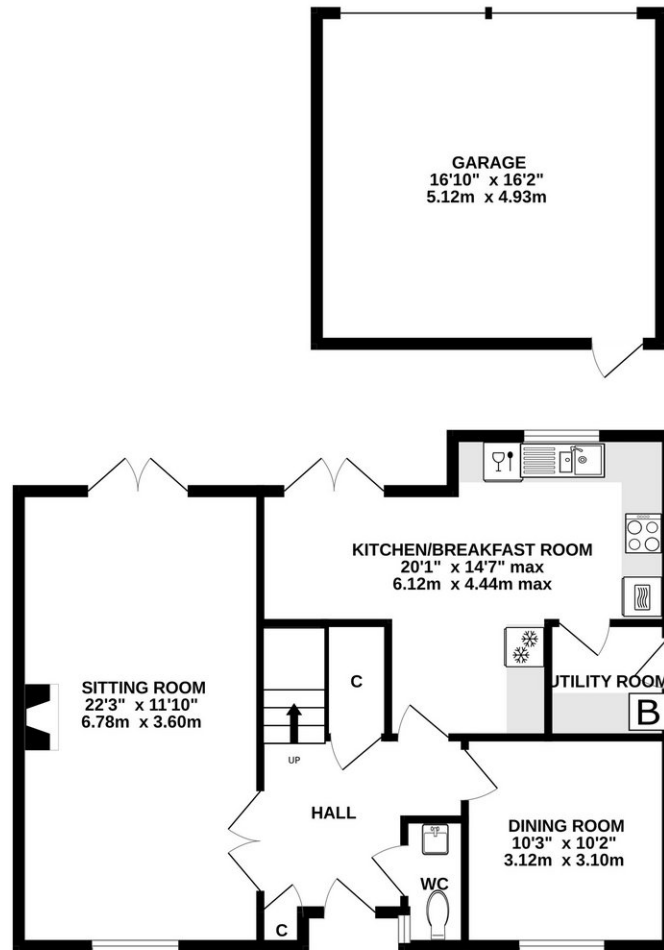
## Insight

A well presented detached house set on the popular Tadley Acres development with a south-facing garden and double garage with plenty of additional parking. Offering four double bedrooms (all with built-in storage) and generous living accommodation this really is the ideal family home. Viewing highly recommended.

- Entrance hall with understairs cupboard and cloakroom off
- Double aspect sitting room with feature fireplace with doors onto the rear garden
- Stunning kitchen with integrated appliances and granite work surfaces with dining or living area overlooking the garden
- Dining room with plantation shutters
- Utility room with gas fired boiler and side door onto the garden
- Master bedroom with built-in wardrobes and en suite shower room
- Three further double bedrooms with built-in storage and a family bathroom
- Double garage with power and light and plenty of parking within a gated driveway. EV charging point.
- South-facing garden with generous patio for outdoor entertaining, nature pond and well stocked flower bed with meadow plants
- Vendors have found a chain-free property that they are keen to secure



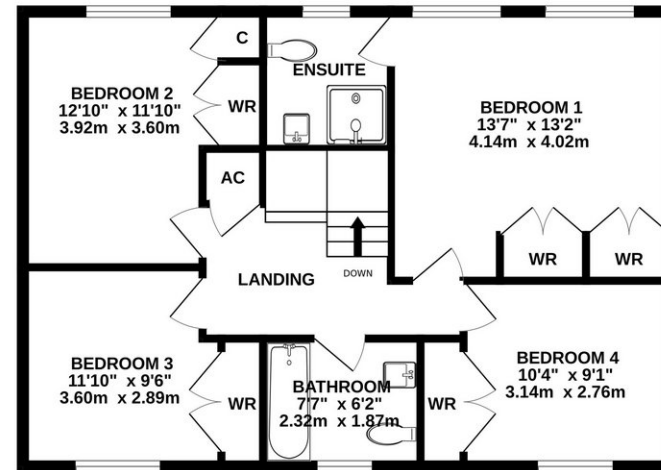
GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.

TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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