



£285,000

*At a glance...*



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**holland  
& odam**

7 Sherring Road  
Shepton Mallet  
Somerset  
BA4 4HH

**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 (East Somerset Way) and after 2 miles turn right onto the Old Wells Road to Shepton for 1.9 miles passing the crematorium and turn left onto the B3136. At the roundabout take the 2nd exit straight across and straight over the next roundabout near Tescos onto Townsend. Take the third exit at the next roundabout onto Cannards Grave Road for half a mile and then turn left into Little Brooks Lane. Turn left onto Walnut Grove and follow the road bearing right and leading into Sherring Road. The property will be found on the left hand side. What3words ///endlessly.oppose.verdict

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold



## Location

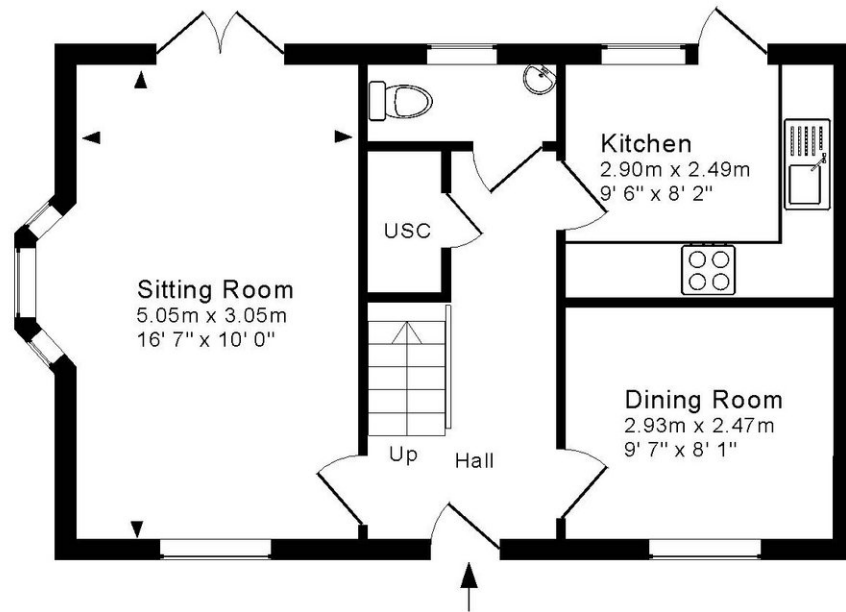
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles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

## Insight

A well presented three bedroom property with an enclosed garden, garage and parking. The principle bedroom benefits from having an en suite shower room and built-in wardrobes. Light and spacious sitting room with French doors leading to the rear garden.

- No onward chain
- Well presented throughout
- Spacious sitting room with large bay window and French doors
- Two double bedrooms with the larger having an en suite
- Single garage with additional parking space to the front
- Downstairs cloakroom
- Enclosed rear garden with gated access
- Potential to purchase an additional live/work unit

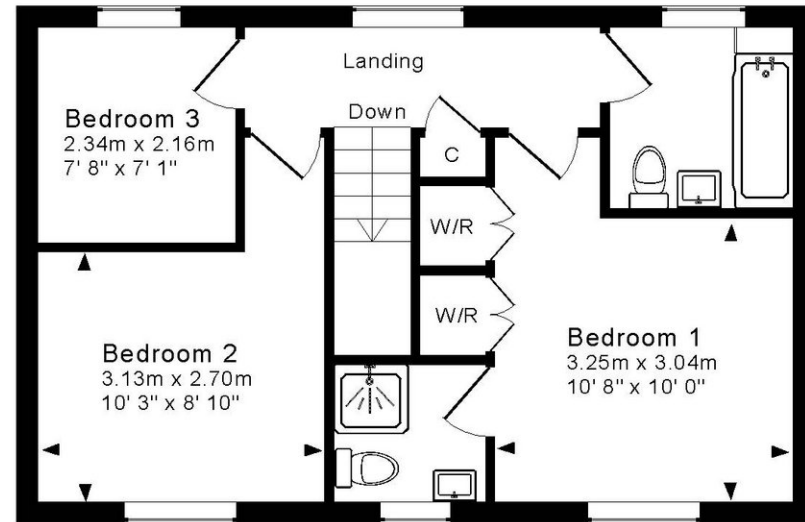




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0751

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### First Floor

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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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