



holland&odam

21 Bowditch Close | Shepton Mallet | Somerset | BA4 5WS



£375,000

To View:

Holland & Odam  
55, High Street, Wells, Somerset

BA5 2AE

01749 671020  
wells@hollandandodam.co.uk



3



2



1

Energy  
Rating **D**

Council Tax Band **D**

**Services**

All mains services  
Gas fired central heating

**Local Authority**

Mendip District Council  
0300 3038588  
mendip.gov.uk

**Tenure**

Leasehold  
Length of lease – 199yrs from 2005  
Maintenance Charge - £1,353.57 per annum  
Ground Rent - £100 per annum  
One 7<sup>th</sup> of the garage insurance policy is also payable as the property's garage is set under a coach house.



## Directions

From Wells take the A371 towards Shepton Mallet. On entering Shepton Mallet turn right at the first roundabout and then right at the second roundabout. Take the fourth right (just after the pub and signposted Wells) and the Norah Fry development can be found on the right. Turn right into Norah Fry Avenue and then immediately right into Bowditch Close. The property is on your left.

## Description

A Grade II Listed townhouse within this sought after hospital conversion. Arranged over three floors and with the benefit of a private garden to the rear the property has a southerly aspect with large sash windows flooding the property with light. Flexible and versatile accommodation!

A solid wood door with a fan light over and glazed side drops opens into an impressive hallway with stairs to the first floor, an under stairs cupboard and a cloakroom with W.C. and wash hand basin. To the right is a double aspect kitchen diner with high ceiling and large sash windows with decorative shutters as well as a door leading to the rear garden. Fitted with an extensive range of wall and base units with under unit lighting and integrated appliances including an electric double oven, microwave, gas hob with recirculating hood above, integrated dishwasher and fridge freezer. Off the kitchen diner is a utility room with a range of units and including an additional sink with space for tumble dryer, plumbing for washing machine and a wall mounted gas fired boiler supplying central heating and hot water. On the first floor there is a sitting room with a feature electric fire, television, telephone and satellite points with a radiator concealed within a decorative screen. To the rear of this room is the third bedroom and a shower room. On the second floor there is a large landing area which has been used as a reading area by the present owner but could easily accommodate a desk and be used as a study area. The main bedroom has a fitted double wardrobe and a door into the Jack and Jill bathroom with airing cupboard and the second bedroom (currently used as a study) will take a double bed. There are television and telephone points to all three bedrooms.

## 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.



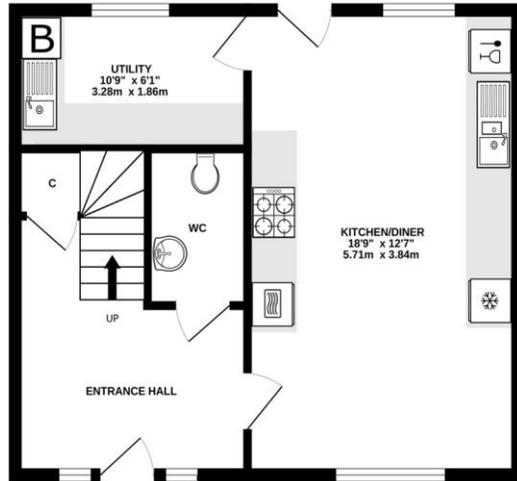


To the front of the property there is an allocated parking space and a single garage set under the coach house diagonally opposite. To the rear there is a private, low maintenance garden extending to 8.5m x 8.2m (27' x 26') and bounded by stone walling. Outside tap and light. Gated side access. Patio area leading onto gravelled area with plenty of space for outside furniture.

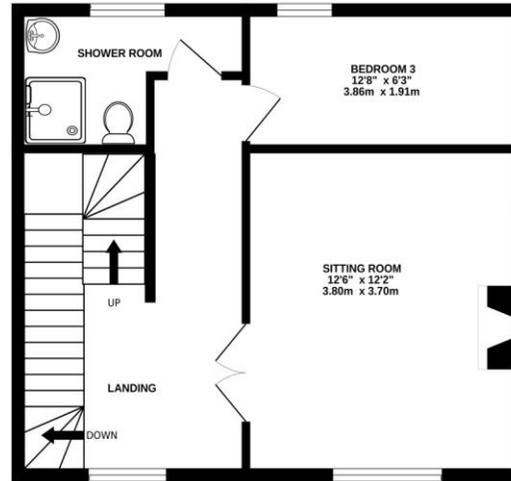
- Spacious townhouse-style conversion of part of a former hospital
- Set on the western side of the market town of Shepton Mallet
- Versatile and flexible accommodation arranged over three floors
- Garage and parking space
- Private and enclosed garden to the rear
- South-facing aspect to the front with large sash windows
- Large dining kitchen with utility room off
- First floor sitting room
- Three bedrooms with Jack and Jill bathroom to two bedrooms



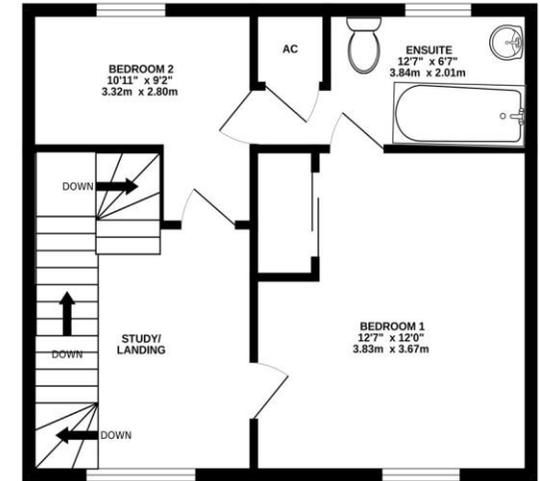
GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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.  
Made with Metropix ©2023

**RESIDENTIAL LETTINGS** : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

**FINANCIAL SERVICES** : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 07149 671020 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.\*

**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.

\*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

