



£500,000

At a glance...



4



2



2



EPC

C



COUNCIL
TAX

E

**holland
& odam**

9 Tallowood
Lower Charlton
Shepton Mallet
Somerset
BA4 5QN

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells office proceed on the A371 to Shepton Mallet. Passing through the villages of Croscombe, Darshill and Bowlish you will come across a mini roundabout go straight over. Continue on this road and you will get to a controlled crossroads (junction with A37) proceed straight across. Take the third left turn into Brewery Lane. Take first right into Tallowood. No 9 is near the end of the cul-de-sac.

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

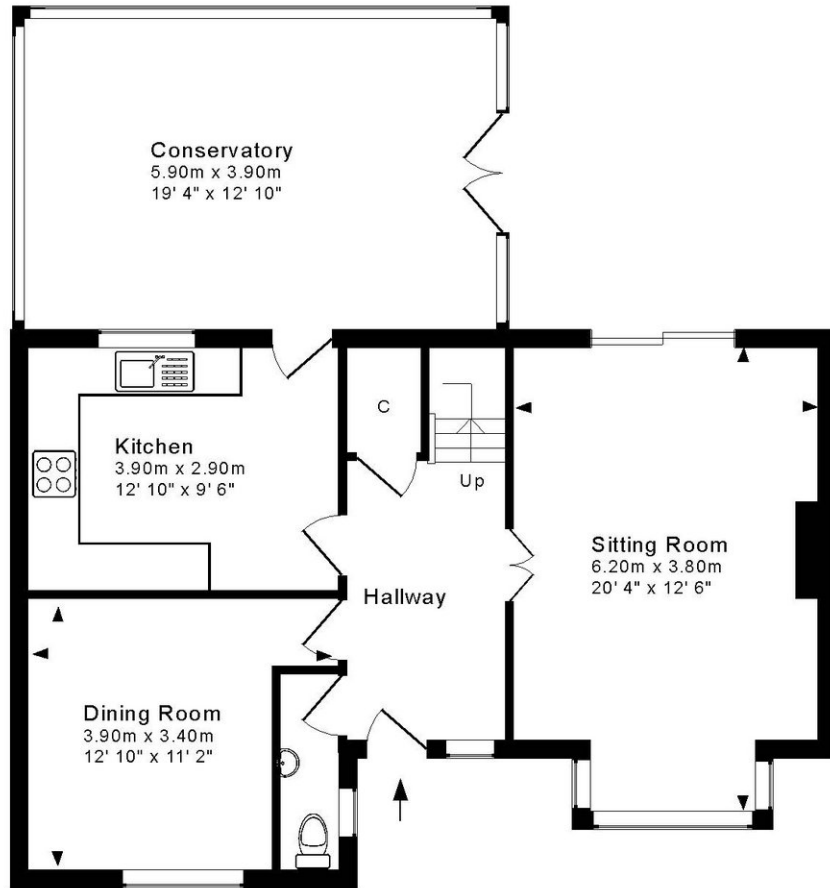
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles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

Insight

Set at the end of a quiet cul-de-sac is this four bedroom detached family home with a double garage and private garden. Having been improved over recent years the property offers versatile accommodation and further scope for a new owner to put their stamp on.

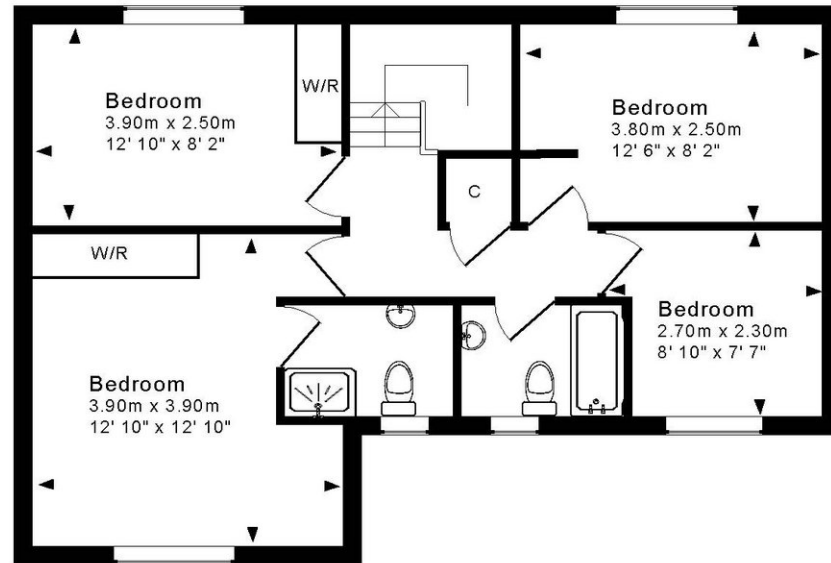
- Generous double aspect sitting room with patio doors leading out into the garden
- Good size kitchen with integrated electric hob and oven. Space for washing machine, tumble dryer, dishwasher and fridge freezer
- Separate dining room, although this is presently used as a fifth bedroom
- Large hallway with downstairs cloakroom and useful understairs cupboard
- Good size private rear garden measuring approx 10.6m x 18.4m with open green space beyond. The main garden is mainly laid to lawn with surrounding borders and features
- Double garage with electric door and driveway parking for four cars
- New front door, gas combi boiler and carpets in the last couple of years





Ground Floor

For indicative purposes only. Copyright Jemesis Ltd 2024
 Drawing Number : 147-0770



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.



Call us now to view: **01749 671020**