



£105,000

At a glance...



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**holland
& odam**

8 York Mews
Shepton Mallet
Somerset
BA4 5GX

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 to Shepton Mallet passing through Croscombe and then Bowlish. At the first roundabout take the left exit onto Rectory Road (B3136). Follow the road into Waterloo Road and the property can be found on the right hand side.

Services

Mains electricity, water and drainage are connected.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from 2005
Service/Maintenance Charges £1055.41



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 one bedroom apartment close to the town centre. Ideal for a first time buyer or investor as it's presently used as a successful Air B&B. Benefitting from having an allocated parking space.

- No onward chain
- Allocated parking
- One double bedroom
- Kitchen with plenty of worktop space and wall and base units
- Integrated electric cooker with space for a fridge freezer and washing machine
- Open plan kitchen / sitting room
- Good size bathroom
- Useful storage cupboard



