



£265,000

*At a glance...*



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**holland  
& odam**

20 Barrington Place  
Shepton Mallet  
Somerset  
BA4 5GH

**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 towards Shepton Mallet. On entering the town take the first turning into Coombe Lane and bear right into St Peters Road. Continue along this road and Barrington Place is the third turning on the left.

## Services

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

## Local Authority

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

## Tenure

Freehold





## Location

Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, and an outdoor swimming pool and gym. 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 c.22 miles and Castle Cary railway station c.7 miles.

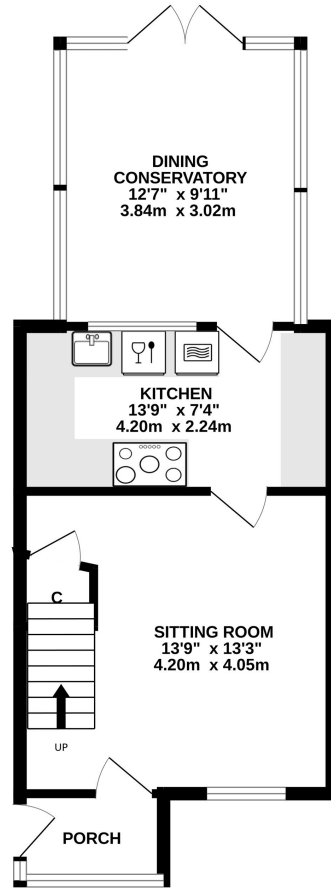
## Insight

A beautifully presented end of terrace house set in a quiet cul de sac with a good sized, low maintenance corner plot. Offered for sale with no onward chain this would be ideal for a first time buyer or someone wanting a down size whilst maintaining great living space. Viewing highly recommended.

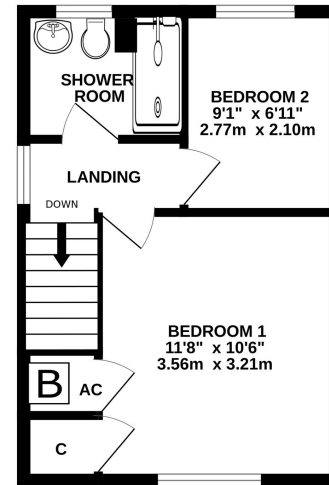
- Entrance porch leading into a generous sitting room with solid oak floor
- Stylish kitchen with extensive fitted units with under unit lighting incorporating "Neff" induction hob, slide and hide electric oven, dishwasher and space for American-style fridge freezer
- Conservatory to the rear overlooking the garden and offering a utility area with plumbing for washing machine and venting for tumble dryer
- Two bedrooms with the master bedroom having built-in wardrobe and cupboard
- Well appointed shower room with walk-in shower with overhead and handheld showers
- Off road parking to the side of the property with gate leading to the rear garden
- Wide garden to the rear extending to a maximum of 9.9m x 10.2m (32' x 33') with two large storage sheds both with power and light
- The garden to the front and rear has been designed for low maintenance with the rear garden enjoying a good degree of privacy and security



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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