



£272,500

At a glance...



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**holland
& odam**

42 Clarks Meadow
Shepton Mallet
Somerset
BA4 4FD

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet. After 2 miles turn right (opposite the turning to Dinder) and follow this for c.2.5 miles into West Shepton turning left at the junction. Go straight over the next three roundabouts into Cannards Grave Road and after c0.5 miles turn left into Little Brooks Lane and follow this road until it changes into Hobbs Road. At this junction, Clarks Meadow will be found on the right hand side. Turn into Clarks Meadow and turn left at the end. Carry on and the road bears to the right, the

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Management Charge of approx' £80 per annum



Location

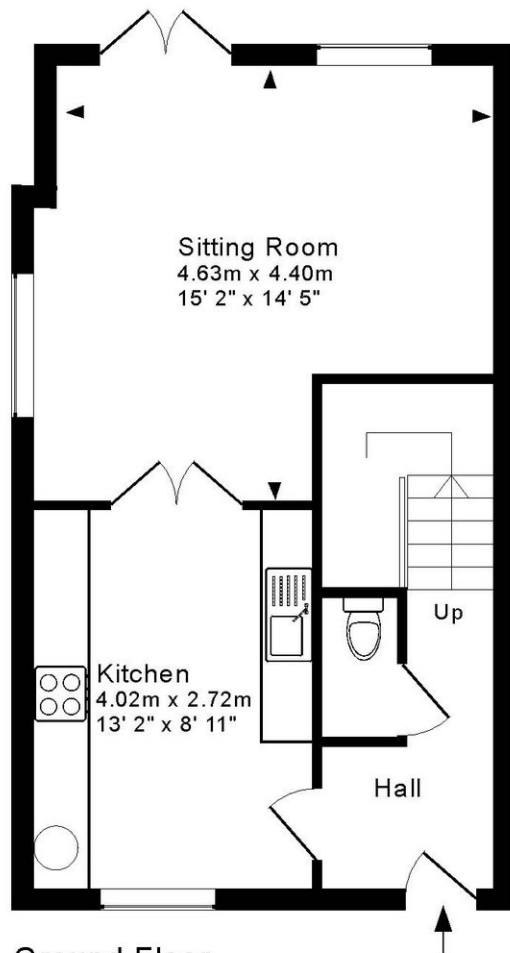
Situated on the southern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The property is within close proximity of Collett Park which is an integral part of the community. 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 semi detached home set in nice location with an open outlook. Benefitting from having a spacious sitting room with French doors leading out onto a patio. Low maintenance front and rear gardens and carport parking.

- Kitchen fitted with integrated appliances and ample worktop space. Glass doors lead into the generous sitting room
- The sitting room has space for a dining table and a sofa and armchairs. There are French doors from here leading out onto the patio and low maintenance garden
- Bedroom one has an ensuite shower room and three storage cupboards. It's dual aspect allowing plenty of light in
- A second double bedroom and another large single room both with built in storage cupboards
- Family bathroom with bath and a separate shower cubicle
- Downstairs cloakroom and a generous entrance hall with plenty of space for coats and shoes
- Being offered with No Onward Chain

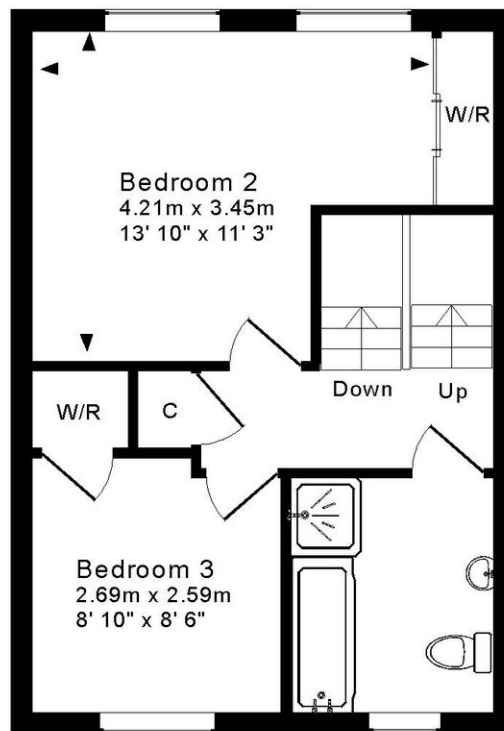




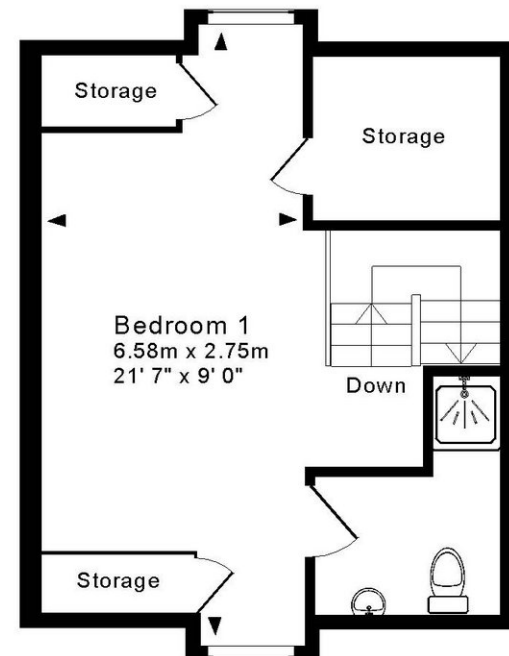
Ground Floor

For indicative purposes only.
Drawing Number : 147-0780

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First Floor



Second Floor

DISCLAIMER

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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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