



£349,950

At a glance...



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**holland
& odam**

40 Hyatt Place
Shepton Mallet
Somerset
BA4 5XY

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet. On entering Bowlish turn right by Bowlish House Hotel and follow the road up the hill. Take the fourth turning left into Hyatt Place follow the road round and the the property can be found on the left hand side.

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, 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.

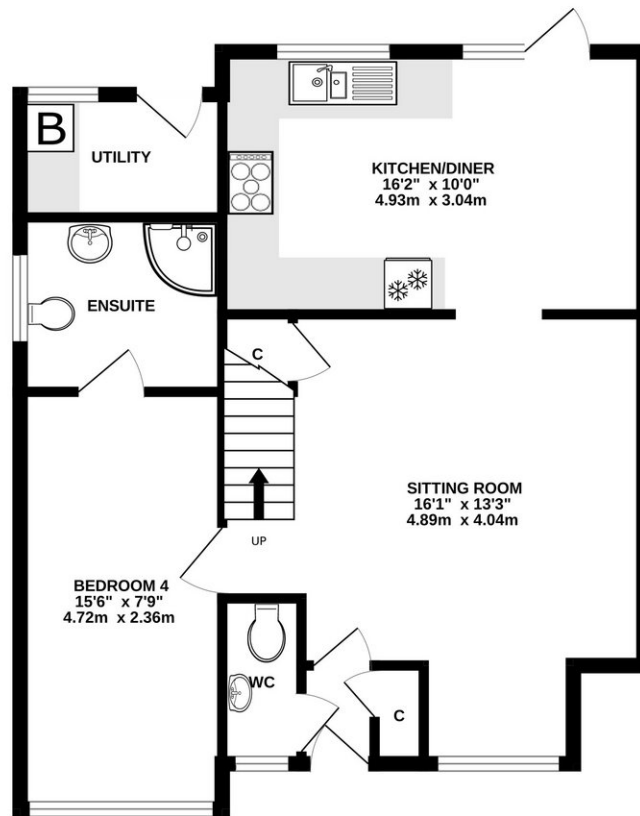
Insight

A four bedroom detached property in the popular St. Peter's development on the West side of Shepton Mallet. Driveway parking for two cars and low maintenance gardens to the front and rear.

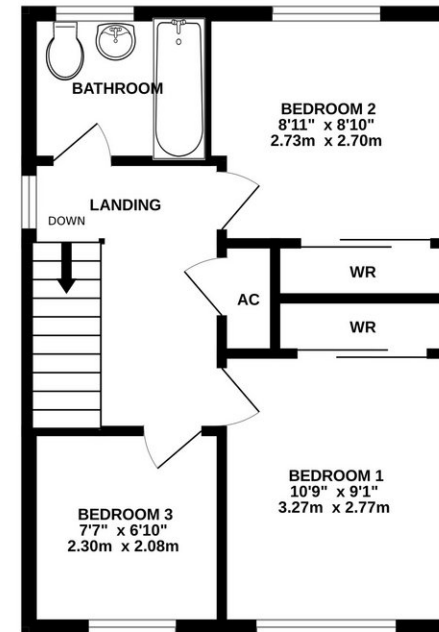
- Generous kitchen dining room with integrated appliances including a double oven with gas hob, fridge freezer and dishwasher.
- Large sitting room with ample space for a sofa and armchairs along with a stylish inset gas fire.
- Entrance hall with downstairs cloakroom
- Converted garage creating the fourth bedroom with ensuite shower room
- New Gas Combination boiler installed in April 2024 and upgraded consumer unit
- Utility room with space for a washing machine and tumble dryer
- Close to countryside walks and recreation ground



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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