



£210,000

At a glance...



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**holland
& odam**

2 Monmouth Road
Shepton Mallet
Somerset
BA4 5SY

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the East Somerset Way (A371). Opposite the turning for Dinder take Old Wells Rd to West Shepton (B3136) in West Shepton, Shepton Mallet and then follow the A371 turning right into Compton Road. Take Kingsland Road on the right and then Queen's Rd to Monmouth Rd. The property can be found at the far end overlooking the playing field.

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

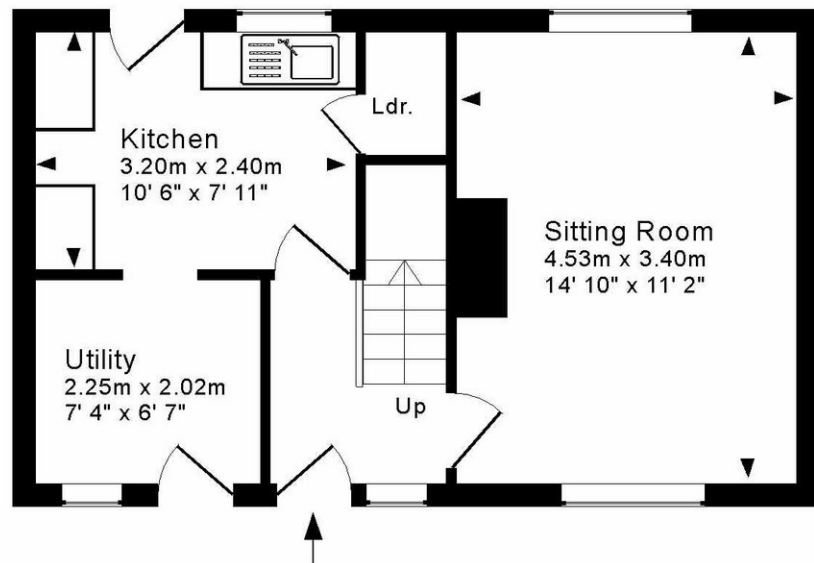
Situated on the southern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants and an outdoor swimming pool. The property is within close proximity of Collett Park which 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 with a direct line to London Paddington station.

Insight

A mid-terraced house set on the southern edge of the town and offered for sale with no onward chain. Great first time purchase or as a downsize perhaps.

- Double aspect sitting room
- Fitted kitchen with larder and utility room off
- Two double bedrooms
- Bathroom
- Enclosed garden to the front and rear (c.9.3m x 7.8m) with rear pedestrian gate
- Gas fired central heating
- Overlooking a playing field
- Easy reach of the town centre
- Plenty of on street parking nearby

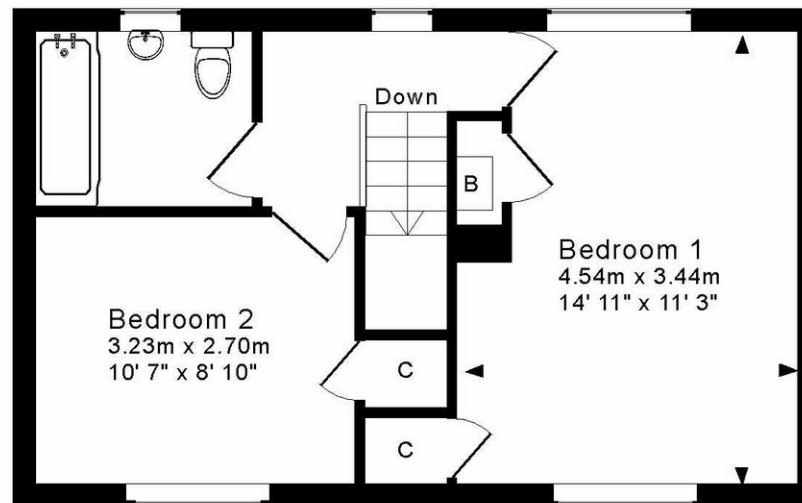




Ground Floor

For indicative purposes only.
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First Floor

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