



£595,000

At a glance...



4



2



2

EPC

D

COUNCIL
TAX

E

**holland
& odam**

71 Compton Road
Shepton Mallet
Somerset
BA4 5QT

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells office, take the A371 to Shepton Mallet. Continue past Tesco and go over the roundabout, then turn right into Compton Road.

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

An extremely spacious four double bedroom detached property in one of Shepton Mallet's most desirable roads. Generous and versatile living accommodation being immaculately presented throughout. The property has been well maintained and updated by the present owners.

- Over 220 sqm (2600 sqft) of living accommodation with a real feeling of space.
- Extensively upgraded by the present owners with new carpets throughout, and many windows and doors having been replaced including the sliding patio doors in the sun lounge and roof lanterns.
- The principle bedroom and ensuite shower room is 8m (26ft) long x 4.5m (14ft) wide with built in storage
- Kitchen with ample worktops and integrated fridge, dishwasher and oven along with a useful larder
- Generous utility room with sink and space for a washing machine and tumble dryer
- The attic bedroom is another double room and is triple aspect with views towards the Mendip Hills. From here there is access to the rest of the attic space which could offer scope for conversion STPP
- Two further double bedrooms with room for additional furniture
- Several outbuildings including a summerhouse and potting shed along with a double garage which leads into the workshop
- Driveway parking to the front for several vehicles and a double garage to the rear.
- Stunning gardens to the front and rear with mature trees and shrubs along with an area of lawn. To the rear, there is a potting shed and vegetable plot





DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.