



£274,000

At a glance...



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**holland
& odam**

11 Christopher Way
Shepton Mallet
Somerset
BA4 5SQ

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 the Old Wells Road to Shepton (B3136) and then follow the A371, passing Tesco. Turning right into Compton Road and right again into Kingsland Road following the road to the end. Continue into Christopher Way and 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

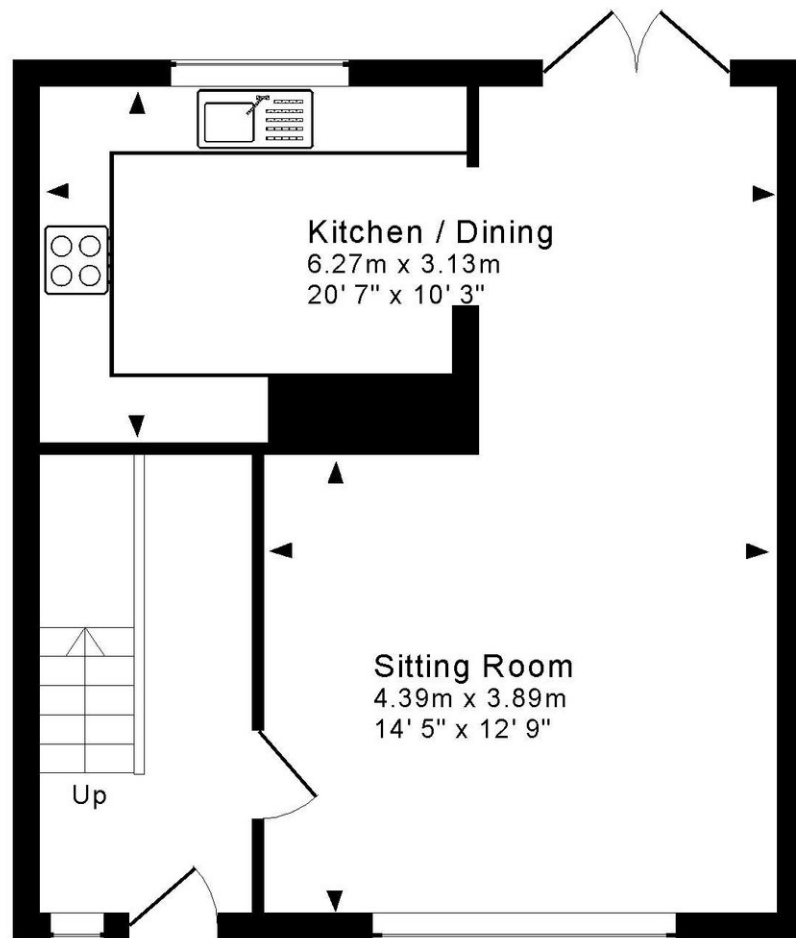
Situated on the southern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants and an outdoor swimming pool. The property is within close proximity of Collett Park which 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 well presented three bedroom property with enclosed rear garden and driveway parking for two vehicles. Benefitting from open plan living space downstairs and generous bedrooms upstairs.

- Spacious open plan downstairs living space with French doors leading out to the rear garden
- Two generous double bedrooms, one with fitted wardrobes along with a large single bedroom
- Kitchen with plenty of worktop space with integrated oven and hob. There is also space for a large fridge freezer, washing machine and dishwasher
- The rear garden is enclosed and divided into an area of lawn and an area of patio. There is a useful large garden shed along with a gate to the side providing rear access
- Presently there is a large understairs cupboard which could be converted into a downstairs cloakroom
- Short walk to Shepton Mallet town centre and all of the local amenities including Collett Park which has regular community events.
- Nearby access to the traffic free Strawberry Line cycle and footpath which leads to the skate park and football club. Convenience store nearby.



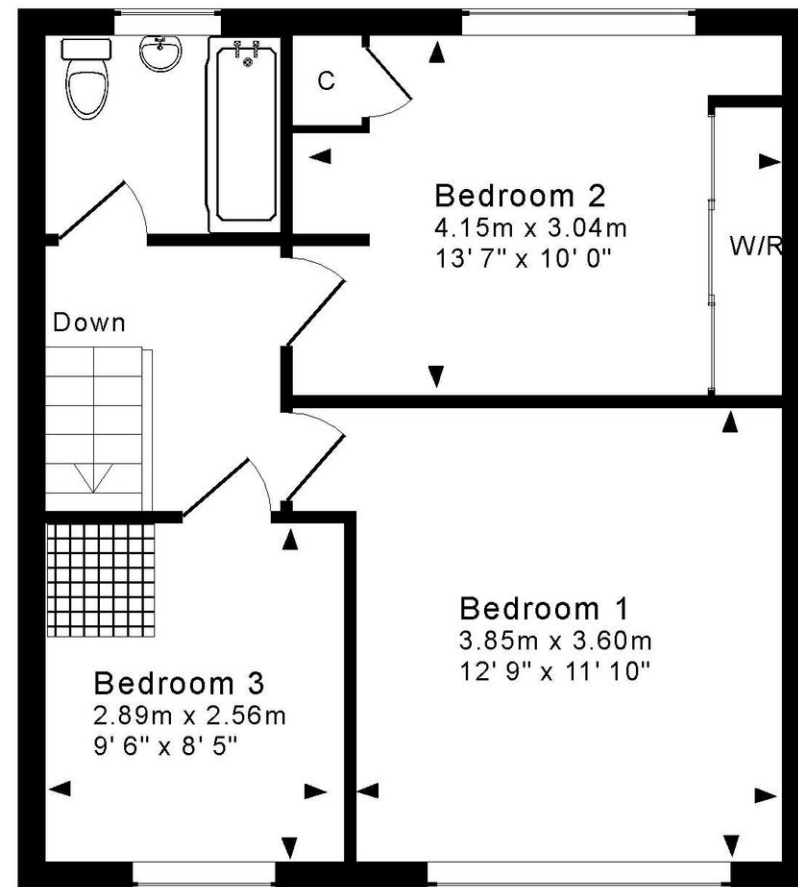


Ground Floor

For indicative purposes only.

Drawing Number : 147-0850

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First Floor

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