



£439,950

At a glance...



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**holland
& odam**

51 Bishop Crescent
Shepton Mallet
Somerset
BA4 5XX

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 signed for the Minor Injuries Unit.

Bishop Crescent is the first right after the Hospital and can be found towards the end of the cul-de-sac

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

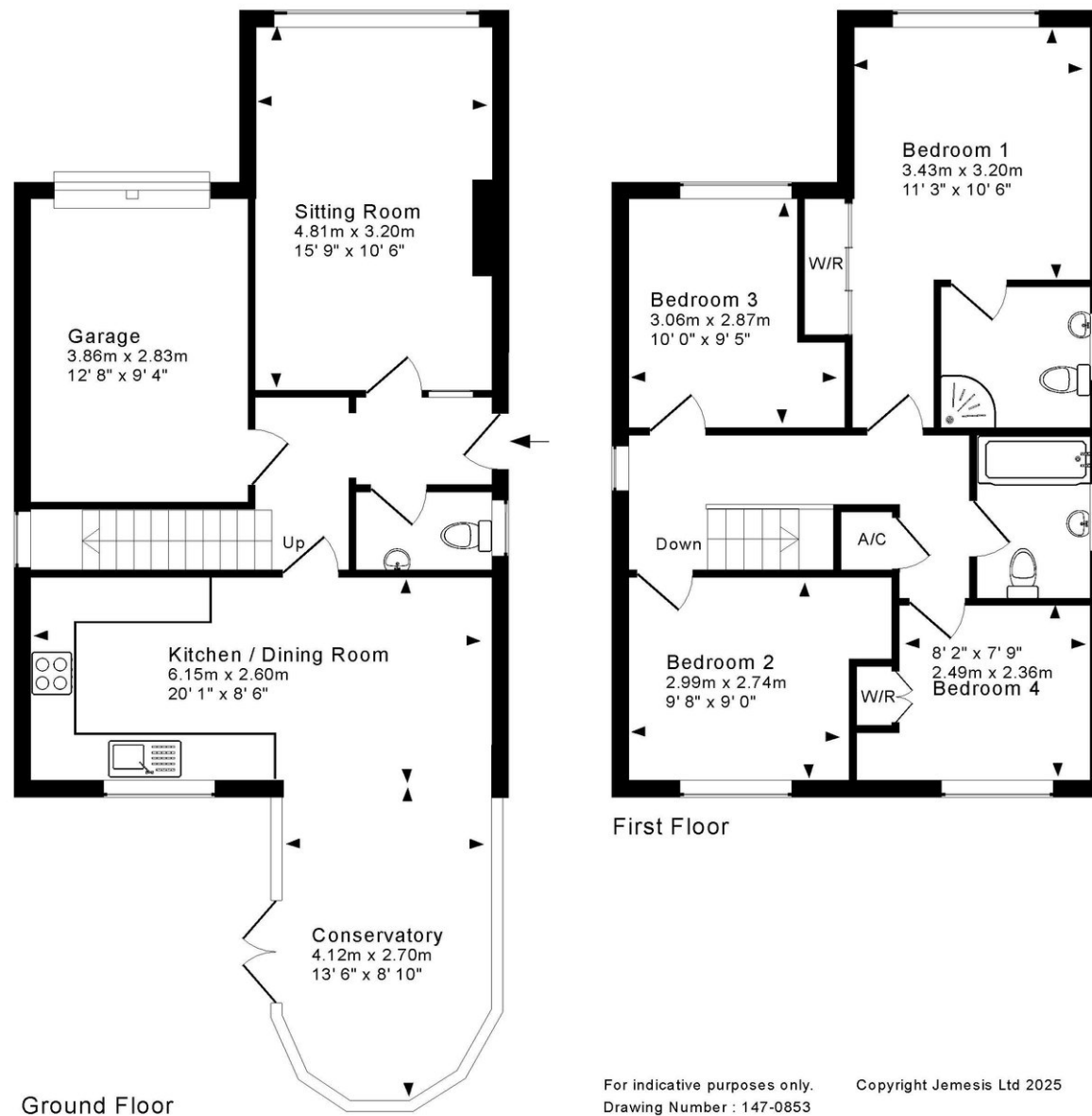
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, and an outdoor swimming pool and gym. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles and the A303 Podimore Junction 14 miles. Bristol International Airport is c.22 miles and Castle Cary railway station c.7 miles.

Insight

A four double bedroom detached home with a large conservatory, set on the popular west side of Shepton Mallet at the end of a quiet cul-de-sac. Enclosed rear garden with garage and driveway parking. Well presented and maintained by the current owners.

- Well appointed kitchen with integrated Bosch dishwasher, Bosch induction hob and Smeg pyrolytic oven. The kitchen is open plan which flows into the dining room and conservatory
- Light and spacious sitting room with electric fire
- Principal bedroom has a built in wardrobe and ensuite shower room
- Entrance hall with plenty of storage and access to the cloakroom.
- Double glazing replaced in December 2023 along with the boiler being approx' 3 years old.
- The cloakroom, ensuite and bathroom have all been updated in recent years
- To the rear of the garage, the vendors have created a utility area with space for a washing machine and tumble dryer.
- Wooden cabin with insulated floor and ceiling along with having light and power.
- The rear garden is mainly laid to lawn and has a lovely fish pond to one side. A side gate gives easy rear access.





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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