



£235,000

At a glance...



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COUNCIL
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**holland
& odam**

52 Cowl Street
Shepton Mallet
Somerset
BA4 5ER

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

Take the A371 from Wells to Shepton Mallet. Upon entering Shepton Mallet take the first left at the roundabout onto Rectory Road and then the next left into Cats Ash. Continue down the hill and over the mini roundabout. Then go under the bridge and the property will be on the right. There is a gap in the wall with a few steps.

Services

Mains electricity, gas, water and drainage are connected. Electric ceramic heaters.

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, an outdoor swimming pool and a leisure centre. 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.

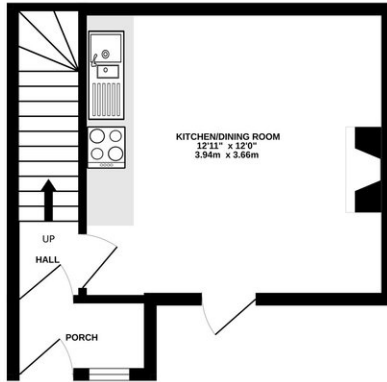
Insight

Charming character cottage which has been well maintained by the present owner for the last 25 years. Low maintenance garden to the front and being offered with no onward chain.

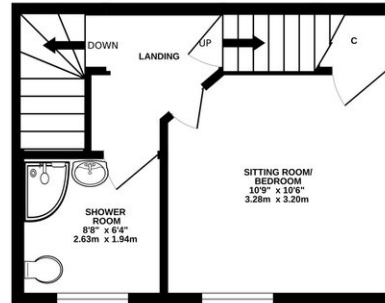
- Kitchen / dining room with open fireplace. Integrated hob and oven with space for a washing machine and fridge freezer
- Generous main bedroom taking up the the entire second floor with plenty of room for a large bed and extra furniture
- On the first floor is a spacious room presently set up as a sitting room but could quite easily be used as a second bedroom
- Large shower room
- Both rooms on the first floor have stunning exposed stone walls which have been correctly maintained with lime plaster
- Separate entrance porch with space for coats and shoes, and enough room for a tumble dryer
- Canopy to the front creating a sheltered seating area
- Enclosed, low maintenance garden with a southerly aspect
- Offered with No Onward Chain



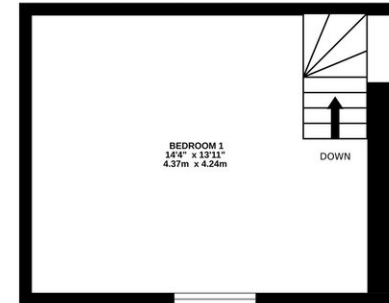
GROUND FLOOR
249 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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