



20D, Town Street, Shepton Mallet

An attached 3-bedroom stone cottage benefiting from allocated parking and gas-fired central heating.

Guide Price

£200,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**20D Town Street
Shepton Mallet
BA4 5BJ**

- Attached Stone Cottage
 - 3 Bedrooms
 - Bathroom
- Kitchen Dining Room
 - Sitting Room
- Central Town Location
 - Parking for 1 Car
 - No Onward Chain

Viewing strictly by appointment
Symonds & Sampson
01935 423526





An attached stone cottage nestling close to the centre of town benefits from allocated parking and gas-fired central heating. Accommodation comprises a small entrance hall area, kitchen/dining room, sitting room, first-floor landing, 3 bedrooms and bathroom.

Situation

The property is close to the centre of the town heading northwards to Town Street. This historic town of Shepton Mallet provides a good choice of shopping facilities, a garden centre, supermarkets and numerous pubs and restaurants. 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 away) and the A303 Podimore Junction 14 miles. Bristol International Airport is 22 miles and Castle Cary railway station is 7 miles.

The independent shops, cafés and restaurants of Wells, Frome, Bruton and the highlights of Hauser & Wirth

Somerset, Osip, The Old Pharmacy and The Newt are all about 20 minutes drive away. Additionally, the excellent Jon Thorner's farm shop is very close by. The cities of Bath and Bristol are around 40 minutes away, each with notable theatres as well as other delights.

The area is well-renowned for its beautiful countryside, with vast open fields and many footpaths surrounding the house and, for more extensive walking opportunities; the Mendip Hills, Cheddar Gorge, Stockhill Wood and the Chew Valley are all on the doorstep.

This part of Somerset is particularly well-served by excellent schools. Independent schools include Millfield Senior and Prep Schools, Wells Cathedral School, All Hallows, Hazlegrove, Downside, Sherborne and Kings at Bruton. State schools include Strode College in Street, The Blue School in Wells, Sexey's in Bruton and St Dunstan's in Glastonbury.

Direct train services to London Paddington are accessible

via Castle Cary, a 15-minute drive away, with a journey time of 82 minutes. More frequent services to all points of the compass are available from Bristol, and to London from Bath. The national motorway network is via the A303 (M3), the A37 (M4 and M5) and Bristol International Airport is easily reached in around 40 minutes by car.

Outside

There is a small outside gravelled space to the rear of the property which is NOT included in the title plan, but the owners have advised us they have always used it. There is allocated parking for one car, to the left of the property (looking from the front).

Directions

What 3 words: [///weep.hothouse.view](http://weep.hothouse.view)

Services

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.
 Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

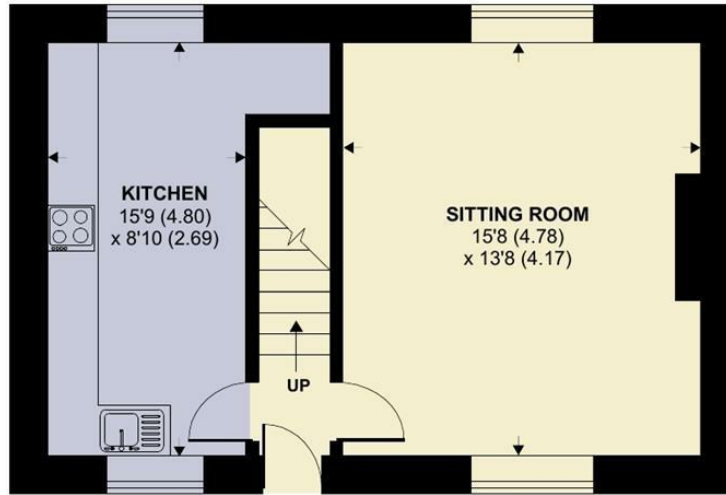
Flood Check
 According to GOV.UK The area around 20d, Town Street, Shepton Mallet, BA4 5BJ has a low risk of surface water flooding and very low risk of flooding from rivers and the sea.



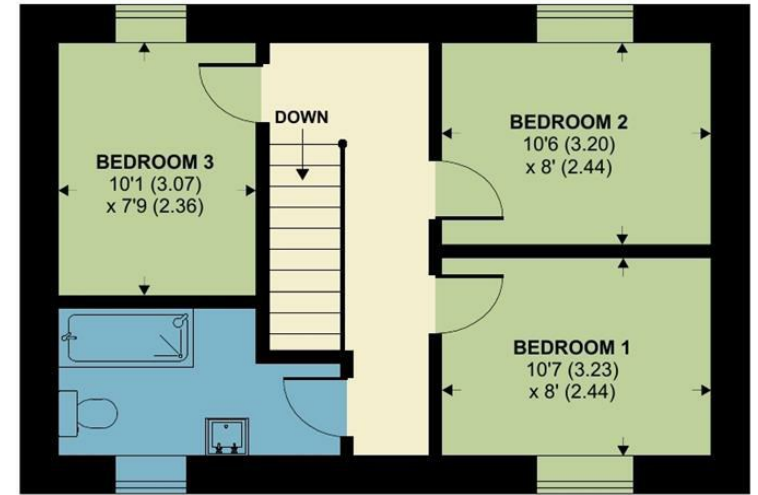
Town Street, Shepton Mallet

Approximate Area = 842 sq ft / 72.2 sq m

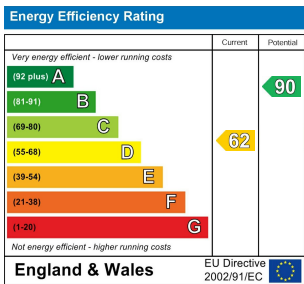
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



YEO/SH/01.05.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1036291



01935 423526
 Symonds & Sampson 2 Court Ash
 Yeovil
 Somerset
 BA20 1HG
 yeovil@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

