



Offers over
£300,000

At a glance...



3



1



2

EPC

D

COUNCIL
TAX

D

**holland
& odam**

Whey House
Draycott Road
Shepton Mallet
Somerset
BA4 5HP

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 take the first left into Draycott Road. After approx 75m, turn right where the property will be in front of you.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Share of Freehold
Estate/Management Charges - £53.90 per month to include ground rent
Length of Lease - 977 years



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 ever popular Art Bank cafe has regular music nights and events. 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

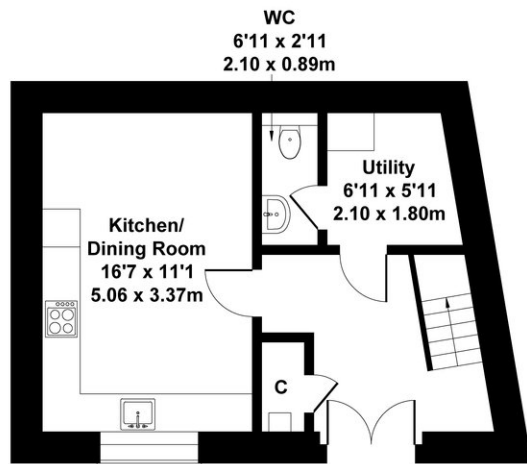
An extremely well presented home set in one of the older parts of Shepton Mallet and within a conservation area. The property is set over three floors and has three double bedrooms along with an incredible open plan first floor living space. It really is one to view. Offered with no onward chain.

- Good size kitchen / dining room with integrated dishwasher, double oven and gas hob with plenty of space for a large dining table and chairs
- Downstairs cloakroom leading off a useful utility area which has space for a washing machine and a fridge freezer
- The first floor is entirely open plan and double aspect with French doors opening to the front over a Juliet balcony. It offers multiple ways to arrange furniture and is a great entertaining space
- Bedroom one is a generous double and dual aspect and has an ensuite shower room. There is ample space for a chest of drawers and wardrobe
- Bedroom two has a built in cupboard and again plenty of room for large furniture. Bedroom three is another double bedroom and is presently set up as a music studio
- From the top floor landing there is access to the rear garden
- Two parking spaces and a low maintenance front garden offering shade during hot weather
- The rear garden is elevated and laid with stone with an additional communal area of grass beyond

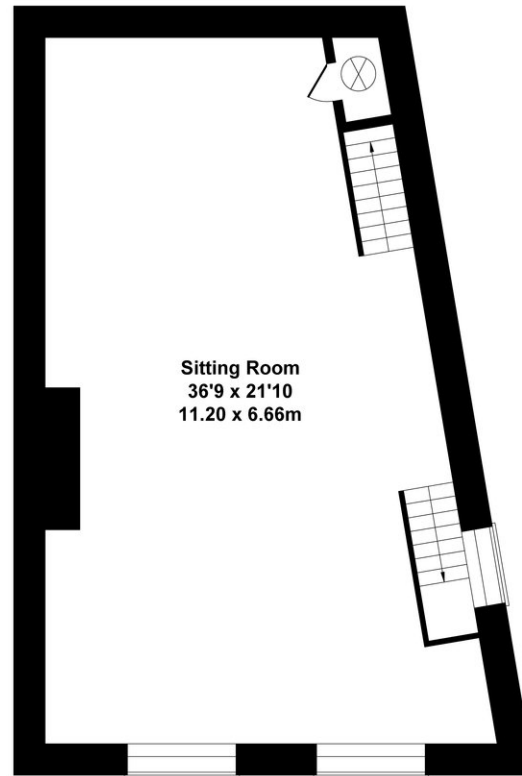


Draycott Road, Shepton Mallet, BA4 5HP

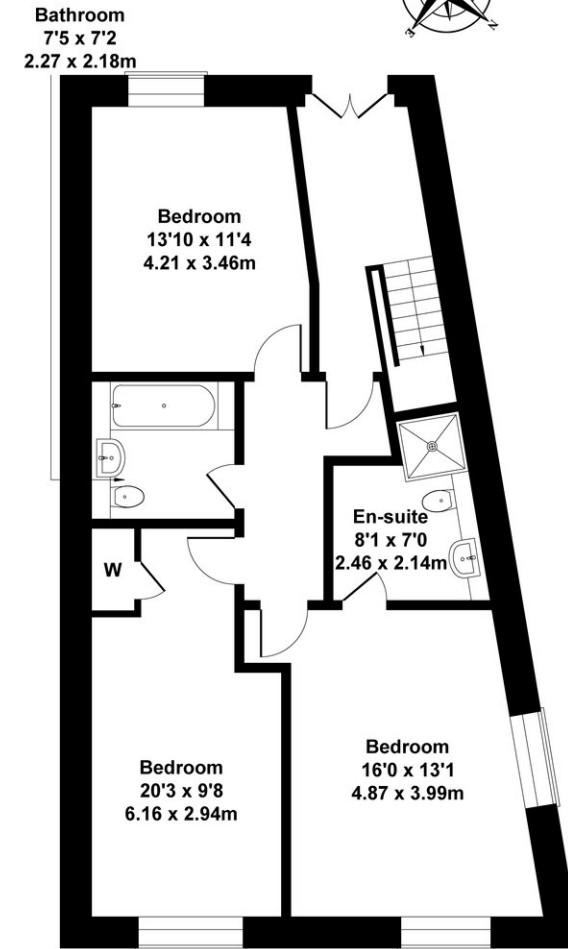
Approximate Gross Internal Area
1991 sq ft - 185 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.