



£275,000

*At a glance...*



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**holland  
& odam**

88 Beech Avenue  
Shepton Mallet  
Somerset  
BA4 5XE

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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## 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. Take the next turning left into Allen Drive and then right into Beech Avenue. The property can be found on the left on the corner of Beech Avenue with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system with the combination boiler located in the garage.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

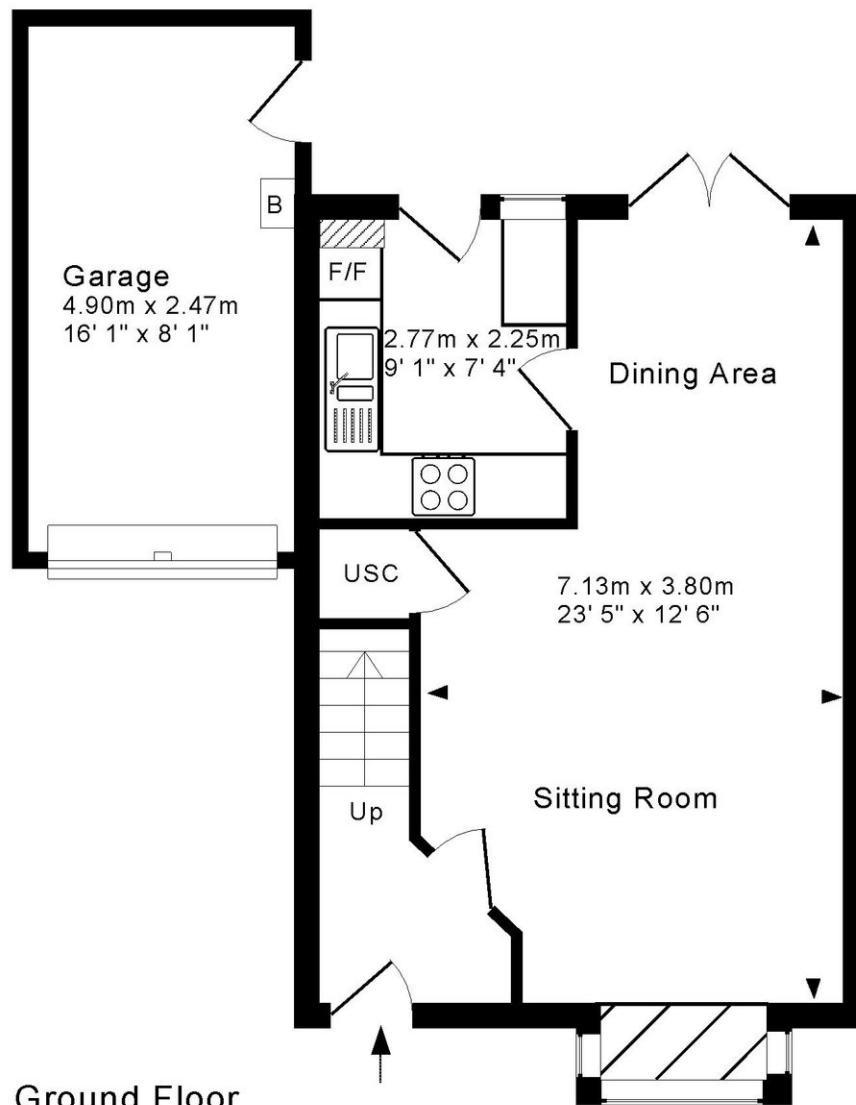
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants and an outdoor swimming pool as well as several gyms. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21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

## Insight

A well presented semi-detached house with attached garage and driveway and offered for sale with no onward chain. The kitchen and bathroom have both been replaced by the current owner as well as the gas fired boiler in the garage. Viewing highly recommended.

- Entrance hall with stairs to the first floor
- Double aspect living room with french doors onto the rear garden and useful under stairs cupboard
- Stylish fitted kitchen with integrated oven, hob and fridge freezer
- Three bedrooms on the first floor with the master bedroom having extensive built-in storage
- Attractive bathroom with electric shower over the bath and built-in storage under the sink
- Attached garage with gas fired boiler, plumbing for washing machine and power and light
- Boarded roof space in the garage and side door into the garden
- Off road parking for two cars to the front
- Rear garden extending to 10.6m (34') in length and 7.9m (25) in width with a large patio area and lawn
- No onward chain complications

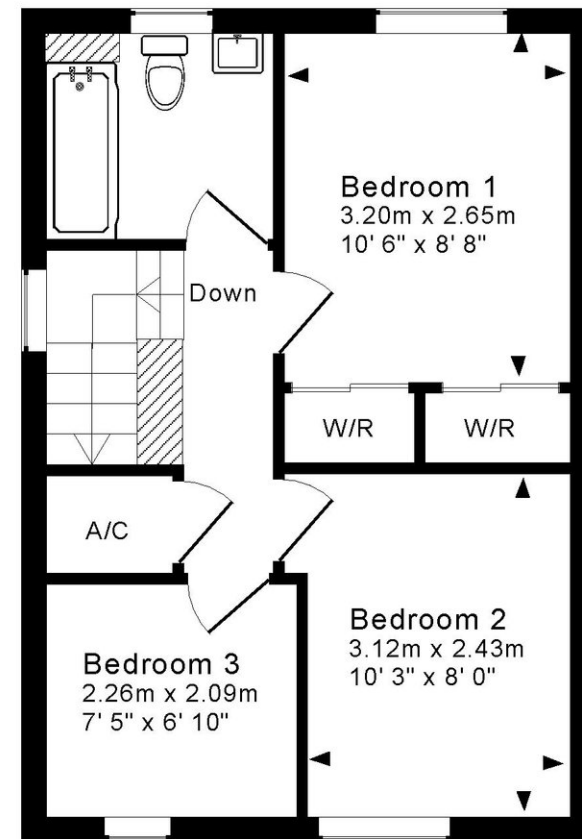




### Ground Floor

For indicative purposes only.  
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### First Floor

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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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