



£165,000

At a glance...



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**holland
& odam**

70 Mason Way
Shepton Mallet
Somerset
BA4 5SW

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the East Somerset Way (A371). Opposite the turning for Dinder take the Old Wells Road to Shepton (B3136) and then follow the A371, passing Tesco. Turning right into Compton Road and right again into Kingsland Road following the road to the end. Continue into Christopher Way and at the end turn right onto Mason Way. The property is on the right hand side with a For Sale board displayed.

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

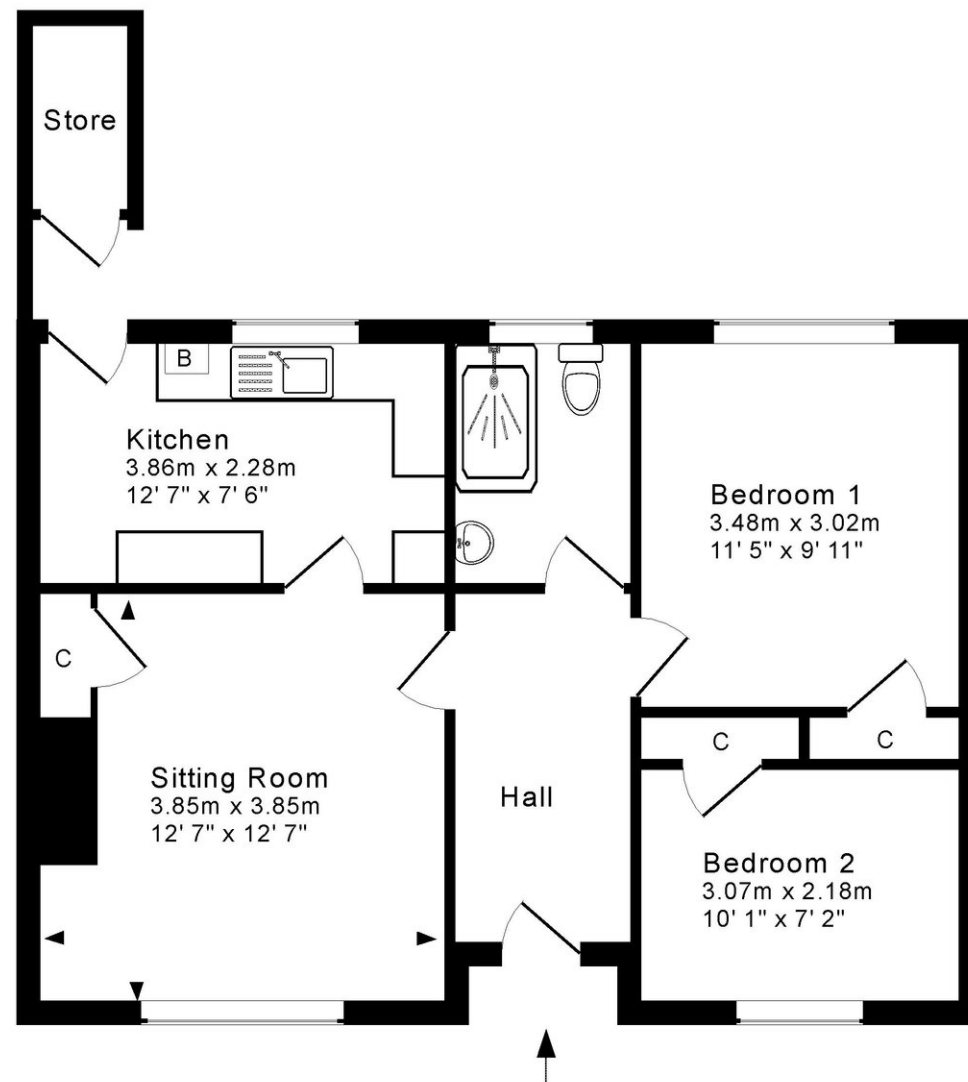
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants and an outdoor swimming pool as well as several gyms. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21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

Insight

A mid-terrace bungalow in need of updating and offered for sale with no onward chain. There is scope to create parking to the front and a good sized garden to the rear.

- Entrance porch and hallway
- Sitting room with electric fire and airing cupboard
- Kitchen with wall and base units and gas fired Vaillant boiler supplying central heating and hot water
- Two bedrooms (both with built-in storage)
- Shower room with walk-in shower with electric shower and seat
- Garden to the front with scope to create parking (subject to the necessary permission)
- Rear garden extending to 42' x 26' (12.8m x 8.1m) with water tap and rear access
- No onward chain
- Estimated rental £850 p.c.m.





Ground Floor

For indicative purposes only.
Drawing Number : 147-0887

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