



£270,000

At a glance...



3



2



1

EPC

C

COUNCIL
TAX

C

**holland
& odam**

84 Beech Avenue
Shepton Mallet
Somerset
BA4 5XE

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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. Take the next turning left and the property can be found on the left with a for sale board displayed in the very corner.

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

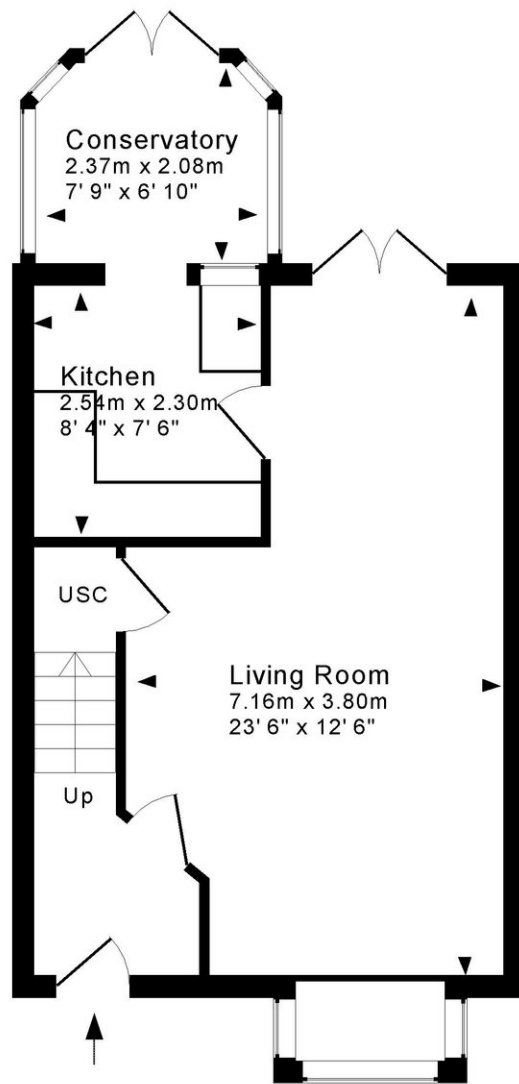
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants and an outdoor swimming pool. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles and the A303 Podimore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

Insight

Set at the end of a residential cul de sac on the popular St Peter's development this semi-detached house is nicely tucked away and offered for sale with no onward chain complications. A great first time buy, buy to let or downsize move. Empty property so easy to arrange a viewing.

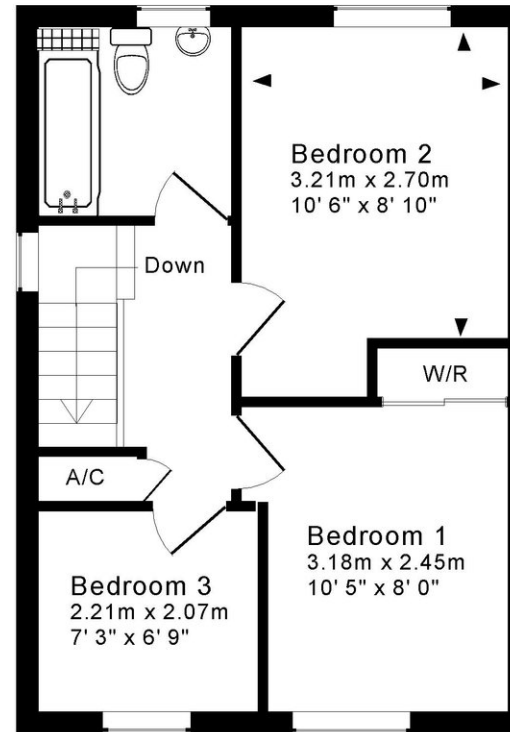
- Entrance lobby with stairs to the first floor
- Living room with double aspect and doors onto the rear garden
- Fitted kitchen opening onto a conservatory with solid base and radiator
- Three bedrooms (master bedroom with built-in wardrobe)
- Family bathroom with electric shower over the bath
- Double glazing and gas fired central heating
- Single garage and double tandem driveway set opposite the property
- Garden to the front and rear
- Rear garden extending to 8.4m x 6.9m (27' x 22'6) with patio and lawn
- No onward chain complications





Ground Floor

For indicative purposes only.
Drawing Number : 147-0873



First Floor

Copyright Jemesis Ltd 2026

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.