



£325,000

At a glance...



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**holland
& odam**

9 Trajans Way
Shepton Mallet
Somerset
BA4 4TN

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells office proceed on the A371 to Shepton Mallet. Passing through the villages of Croscombe, Darshill and Bowlish you will come across a mini roundabout go straight over. Continue on this road and you will get to a controlled crossroads (junction with A37) proceed straight across. At the next set of traffic lights, turn right, then take the next left into Amulet Way. Then right again into Trajans Way. The property will be found on the right hand side

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Situated on the eastern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The property is within close proximity of Collett Park which is an integral part of the community. 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

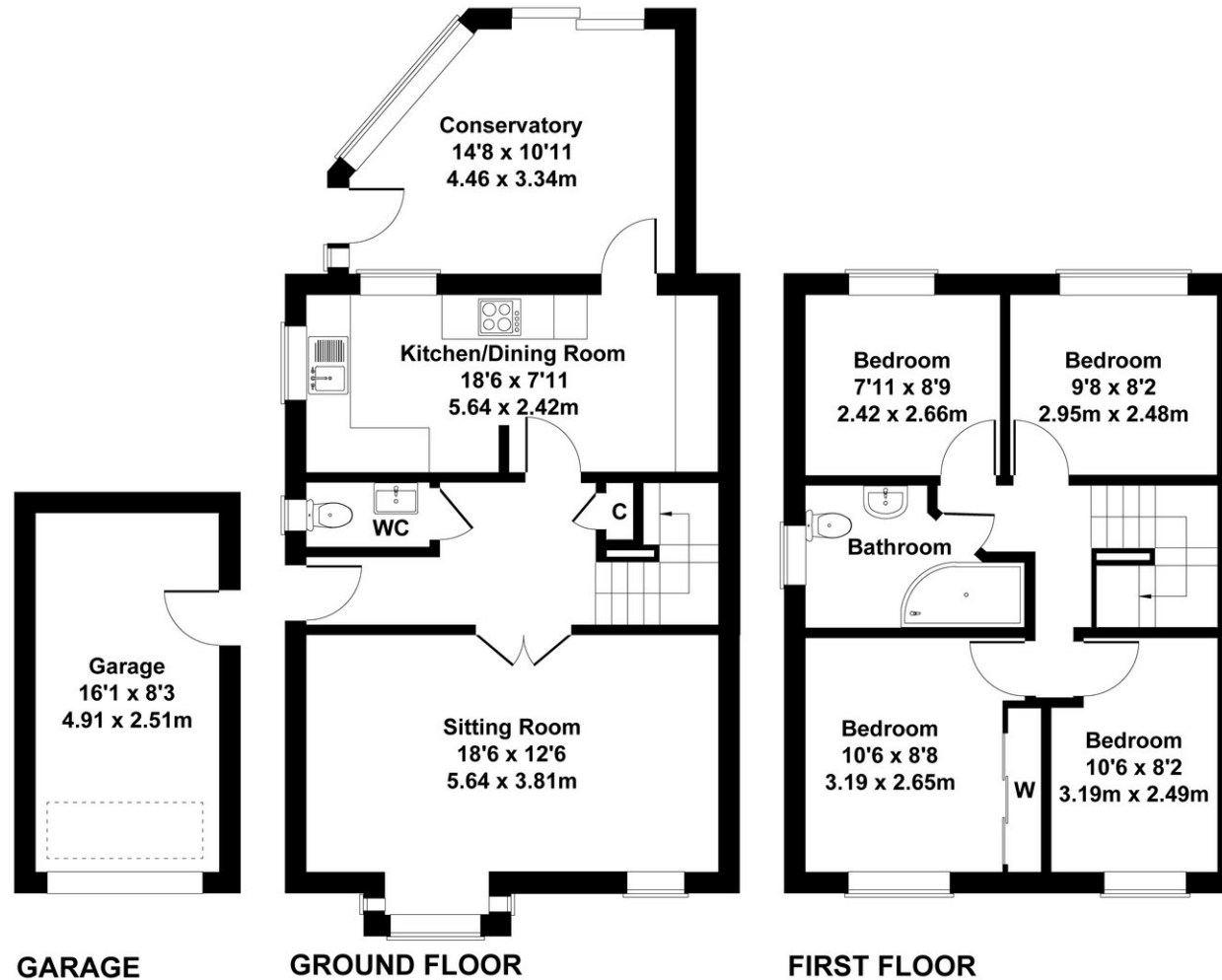
A well presented four bedroom semi-detached home set on the East side of Shepton Mallet. Having a garage and off road parking along with an enclosed rear garden, it really is one to view. No onward chain.

- Good size kitchen / dining room with integrated hob and oven with space for a washing machine, fridge freezer and dishwasher.
- Generous sitting room with bay window
- Large conservatory to rear
- Four bedrooms with bedroom one having a built in wardrobe. Bedroom four can still accommodate a small double
- Family bathroom comprising bath, toilet and wash handbasin
- Large patio to the rear with an area of lawn beyond, all quite low maintenance
- Single garage with a side door and additional parking for 2/3 cars
- No onward chain



Trajans Way, Shepton Mallet, BA4 4TN

Approximate Gross Internal Area
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2026
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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.

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