



£270,000

At a glance...



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**holland
& odam**

6 Ash Grove
Shepton Mallet
Somerset
BA4 4DP

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet. Staying on the A371 Go past Tesco and after 1/2 a mile take the turning on the left signposted Little Brooks Lane and continue for approx 200m, turn left into Starling Way and continue until the end where the road bears right into Connock Square. Bear left and then turn left into Ash Grove (Nos 2-10 evens)

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

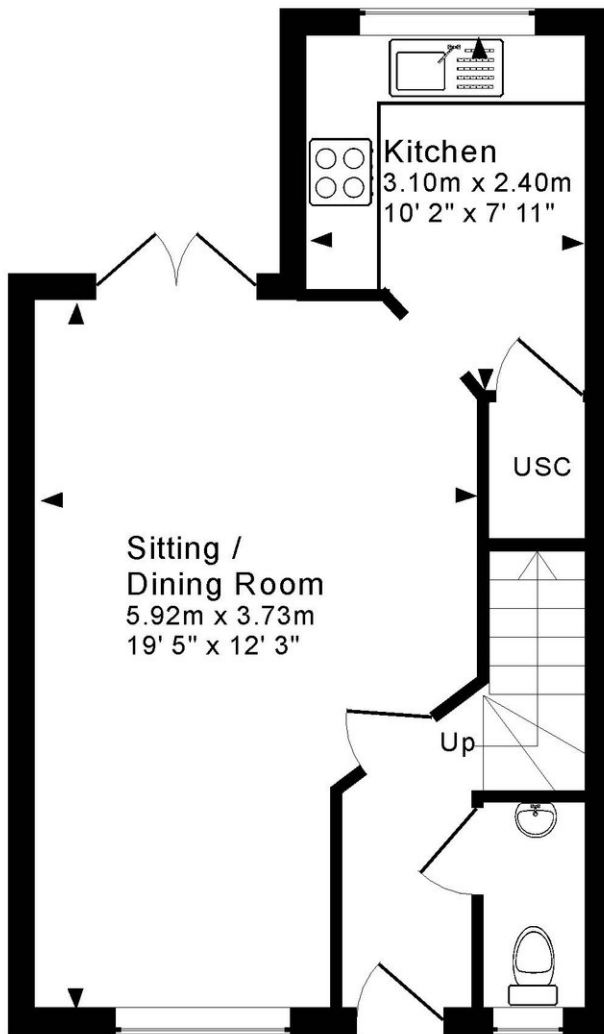
Situated on the southern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The property is within close proximity of 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 with a direct line to London Paddington station.

Insight

A three bedroom property set in a quiet cul-de-sac location with garage and parking. The boiler has been replaced in recent years along with the fence and decking.

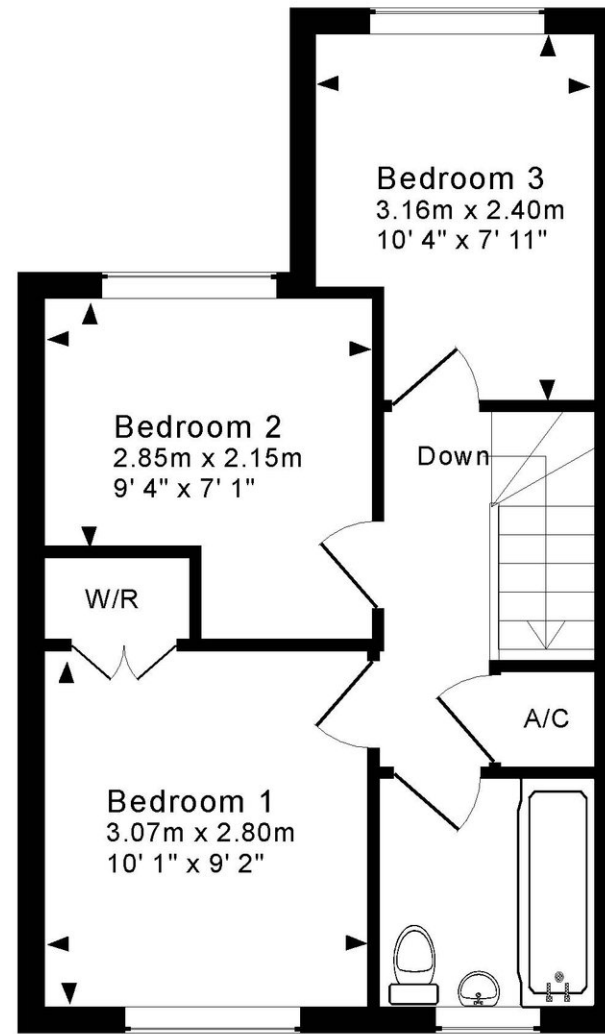
- Three good size bedrooms all able to accommodate double beds
- Generous sitting / dining room with French doors leading out onto the rear garden
- Bedroom one is a large double with a built in wardrobe
- Quiet cul-de-sac location with no passing traffic
- Downstairs cloakroom and family bathroom
- Well tended and enclosed rear garden
- Garage and off-road parking with direct access from the rear garden to the garage
- A short walk to Collett park and Shepton Mallet Town centre





Ground Floor

For indicative purposes only.
Drawing Number : 147-0787



First Floor

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DISCLAIMER

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