



£72,500

At a glance...



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**holland
& odam**

14 St. Peters Terrace
Peter Street
Shepton Mallet
Somerset
BA4 5BH

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow the A371 to Shepton Mallet. On entering the town proceed straight over the roundabout and continue forward at the first set of traffic lights. Take the first turning left after the Phillips Tyre Centre and park in the pay and display car park on the right. On foot head down the back of the High Street and go between the Amulet and the Parish Church. The entrance to the development can be found on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 150 years from 1999
Service/Maintenance Charges £2412 p.a.
Ground Rent £100 p.a. until 2049 when it increases to £200 p.a.



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.

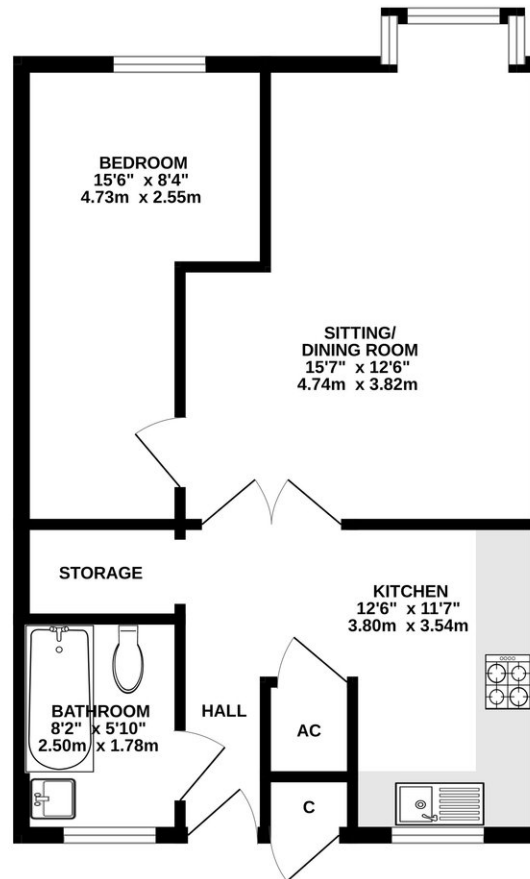
Insight

A deceptively spacious top floor apartment in the centre of Shepton Mallet within a purpose-built block. Ideal investment or first time purchase. Use of communal terraces and with views of the church to the rear.

- Top floor apartment within a purpose-built block
- Set in central Shepton Mallet
- Ideal investment or first time purchase
- Estimated rental £700 p.c.m.
- Communal balcony entrance with larger areas of terrace
- Kitchen diner with tiled floor and a range of wall and base units with plumbing for washing machine
- Generous living room with bay window
- Double bedroom
- Bathroom with window and shower over the bath. Tiled floor.
- Large boarded roof space with power and light and providing useful storage



TOP FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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