



£275,000

At a glance...



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**holland
& odam**

19 Walnut Grove
Shepton Mallet
Somerset
BA4 4HX

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 (East Somerset Way) and after 2 miles turn right onto the Old Wells Road to Shepton for 1.9 miles passing the crematorium and turn left onto the B3136. At the roundabout take the 2nd exit straight across and straight over the next roundabout near Tesco's onto Townsend. Take the third exit at the next roundabout onto Cannards Grave Road for half a mile and then turn left into Little Brooks Lane. Turn left onto Walnut Grove then turn left after approx' 100m. The property will be found on the right hand side.

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.

Insight

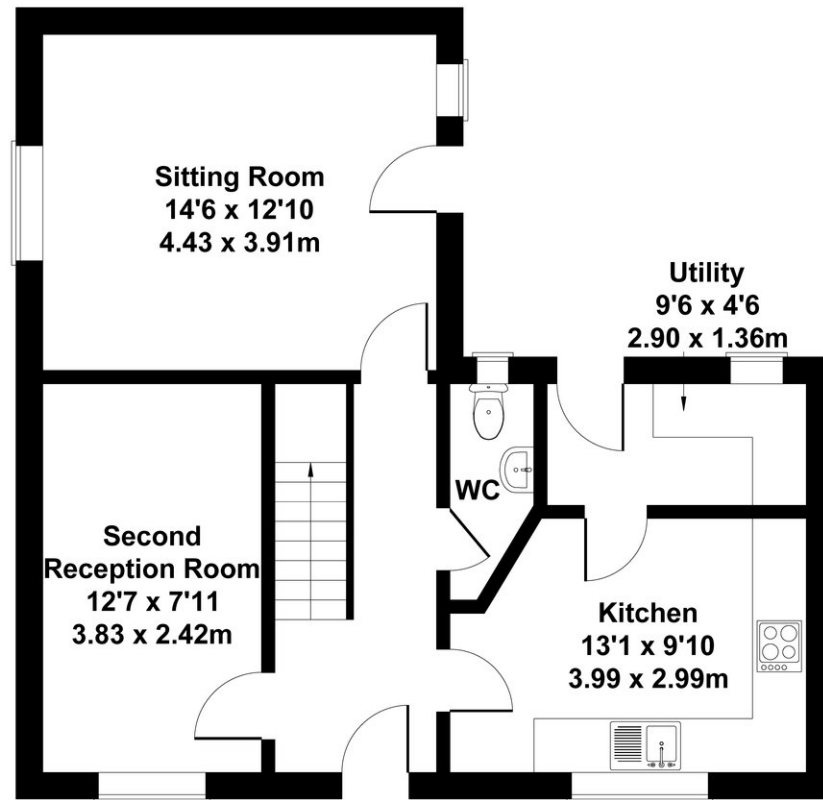
A well presented three double bedroom home with two reception rooms and a utility room. Set on the edge of the development and benefitting from having a lovely outlook.

- Three double bedrooms with two having built in wardrobes
- Spacious kitchen with plenty of worktop space which leads into the handy utility room which has plumbing for a washing machine. There is access to the rear garden.
- Large double aspect sitting room with access to the rear garden
- Second reception / dining room
- Family bathroom comprising bath, toilet and wash handbasin
- Downstairs cloakroom
- Two parking spaces
- Lovely outlook over open space, ideal for children to play and for dog walks

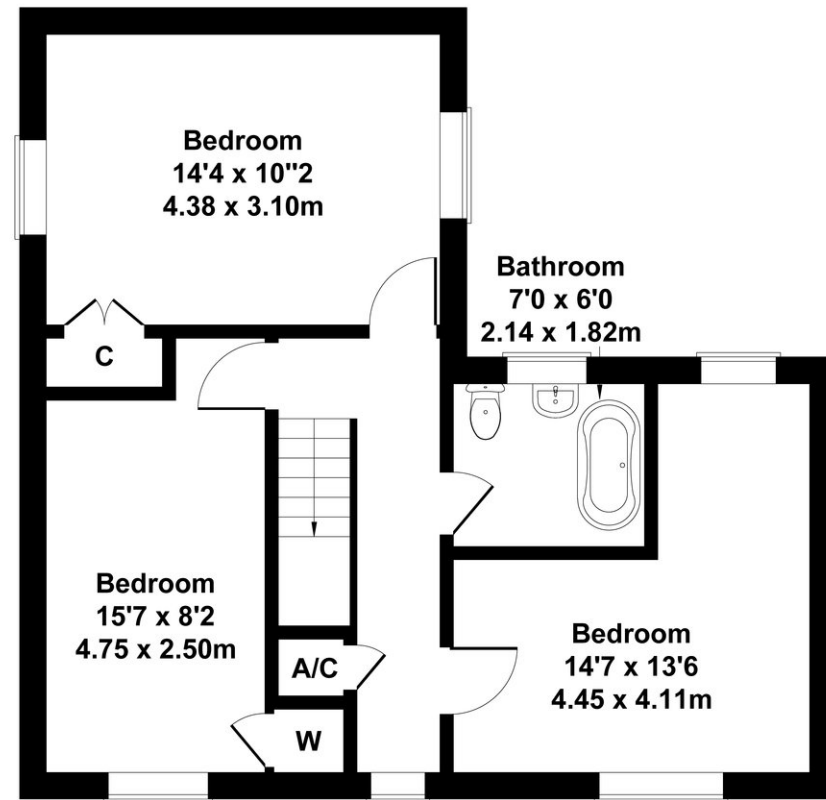


Walnut Grove, Shepton Mallet, BA4 4HX

Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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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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