



£250,000

At a glance...



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**holland
& odam**

27 Willow Drive
Shepton Mallet
Somerset
BA4 5JU

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 to Shepton Mallet. Pass the school in Bowlish and take the next turning right by Bowlish House Hotel and follow the road to the top of the hill. Take the turning on the left into Willow Drive and follow this road to the end where the property can be found on the left.

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.

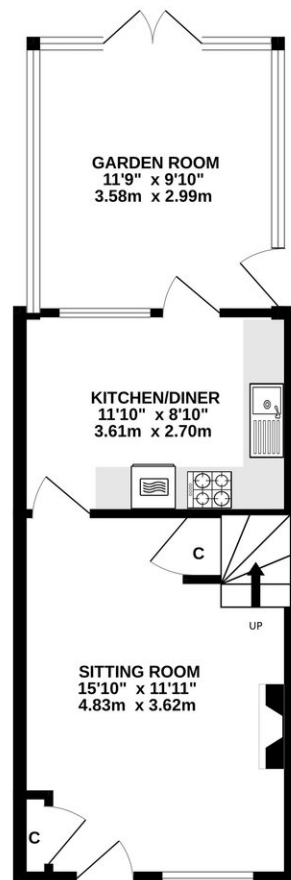
Insight

A well maintained semi-detached house set in a pleasant cul de sac. Ideal for first time buyers or down sizers the property has two double bedrooms and has been extended to the rear with a garden room. The driveway offers secure parking for a caravan, motorhome or van. A much loved home!

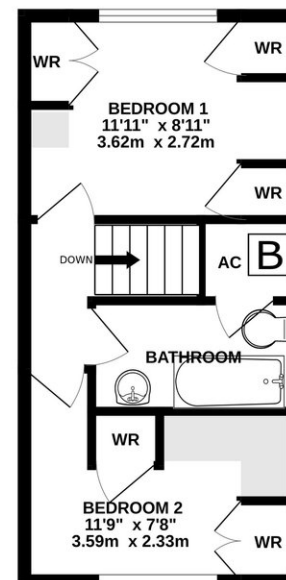
- Sitting room with stairs to the first floor and a feature electric fire
- Well appointed kitchen with gas oven and hob, recirculating hood, space for washing machine and tumble dryer/dishwasher and recess for microwave
- Garden room with vaulted ceiling with power and light and doors onto the rear garden
- Two double bedrooms (both with fitted furniture)
- Bathroom with shower over the bath and an airing cupboard containing the Worcester gas fired combi boiler
- Tarmac driveway extending to c.13.2m (43') long with a gate to provide secure parking
- Garden to the rear extending to 8m x 6.2m (26' x 20') part of which is currently used to provide storage for a 26' long caravan on a gravelled area
- Useful storage shed with power and light on the lower level of the garden with a decked area above



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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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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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