



£437,500

*At a glance...*



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**holland  
& odam**

Summer House  
5 Chestnut Parade  
Shepton Mallet  
Somerset  
BA4 4DW

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto: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. Go straight ahead and this will lead you to Chestnut Parade.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

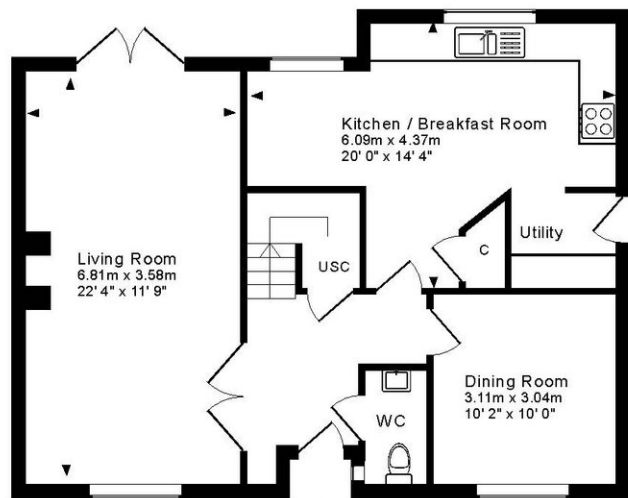
Situated on the southern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The property is within close proximity of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

Set at the end of a no-through road in a quiet position, is this well presented four bedroom detached property. Benefitting from having four double bedrooms, all with built in storage along with a double garage and off road parking. An enclosed private rear garden has a South West aspect getting plenty of afternoon sunshine.

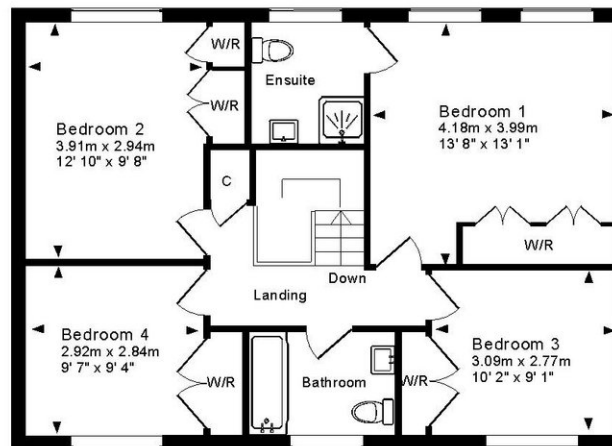
- Spacious four double bedroom detached family home 157m<sup>2</sup> / 1686ft<sup>2</sup>
- Sought after prime location
- Large double aspect sitting room with a separate dining room
- Good size kitchen / breakfast room with a walk in larder
- Master bedroom with ensuite shower room and ample fitted wardrobes
- Fitted wardrobes to all four bedrooms
- Handy utility room
- Quite location set in a popular residential area
- Double garage with automatic up and over door and additional driveway parking
- Double glazing throughout



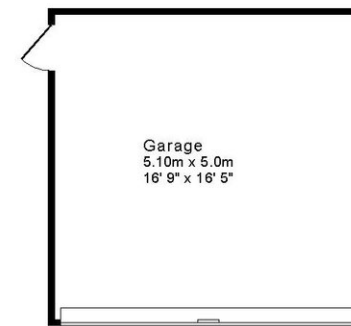


Ground Floor

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First Floor



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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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