



£225,000

At a glance...



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**holland
& odam**

5 Holly Lane
Shepton Mallet
Somerset
BA4 4HU

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 and follow the road to the left. Holly Lane can be seen straight ahead with the property on the right. What3Words Ref:/// tilt.messaging.wings

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

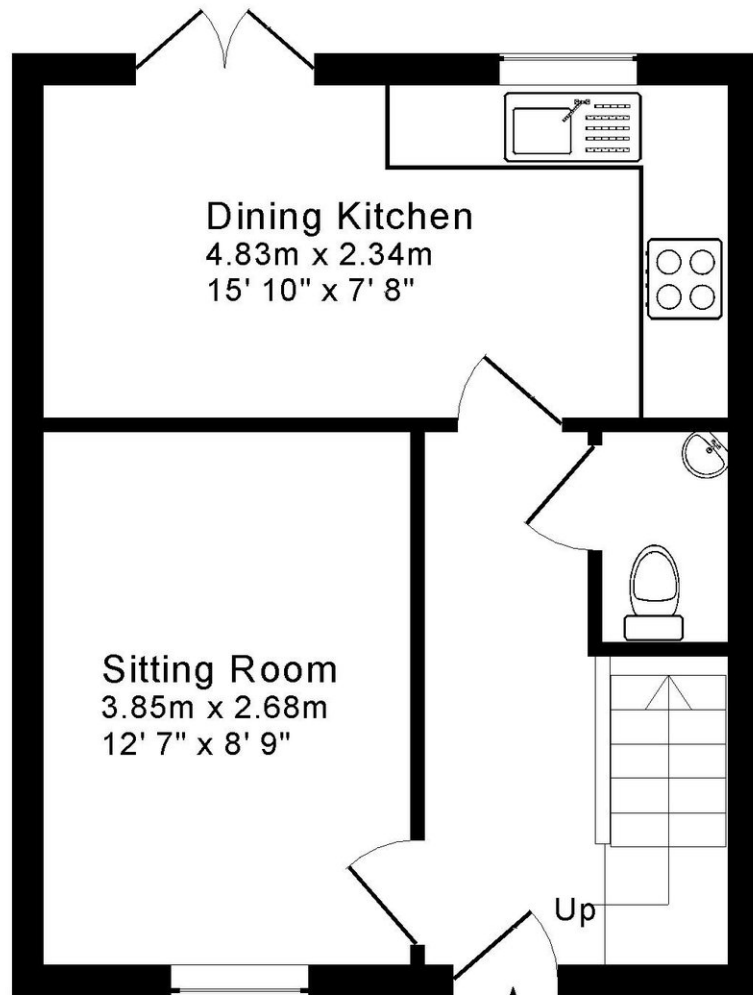
Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles and the A303 Podimore Junction 14 miles. Bristol International Airport is 22 miles and Castle Cary railway station 7 miles.

Insight

Overlooking a green open space to the front this attractive mid terraced house has been rented out since it was first built in 2004. An ideal first time buy, investment purchase (currently let at £795 p.c.m.) or perhaps a downsize move the property also enjoys both a garage and a parking space.

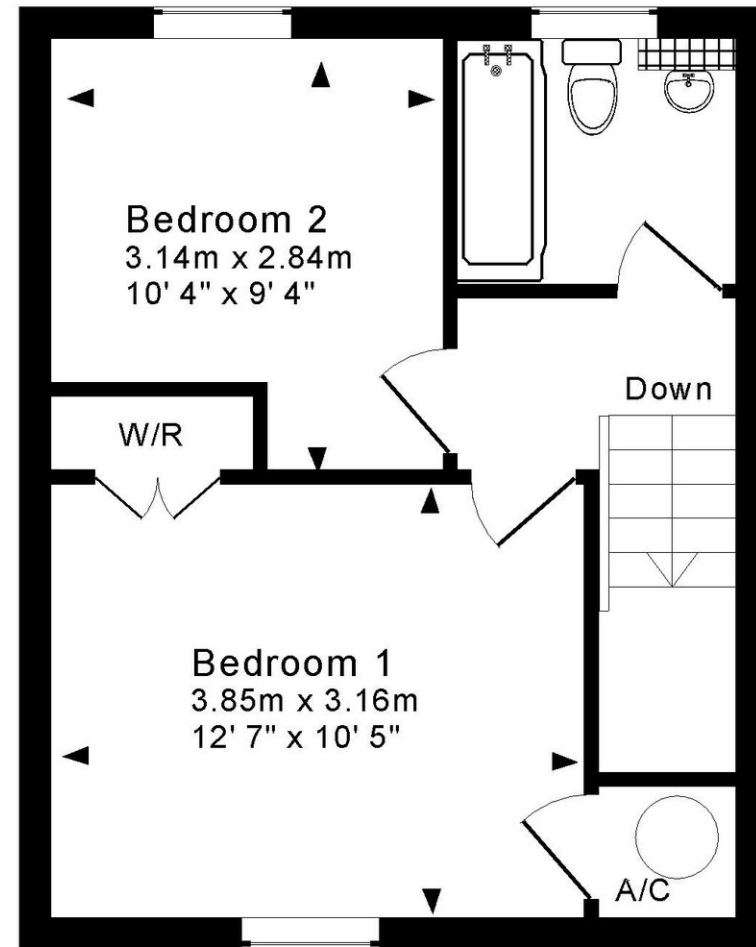
- Overlooking a green area within this sought after development on the southern edge of Shepton Mallet
- Entrance hall with cloakroom off
- Sitting room with feature electric fire
- Dining kitchen with electric oven and hob and plenty of space for a dining table
- Two double bedrooms (the principal bedroom having a double wardrobe)
- Family bathroom with shower over the bath
- Enclosed rear garden enjoying a southerly aspect
- Garage and off road parking space
- Ideal rental purchase or first time buy
- No onward chain





Ground Floor

For indicative purposes only.
Drawing Number : 147-0749



First Floor

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