



£439,950

At a glance...



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**holland
& odam**

1 Clarks Meadow
Shepton Mallet
Somerset
BA4 4FD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet. After 2 miles turn right (opposite the turning to Dinder) and follow this for c.2.5 miles into West Shepton turning left at the junction. Go straight over the next three roundabouts into Cannards Grave Road and after c0.5 miles turn left into Little Brooks Lane and follow this road until it changes into Hobbs Road. At this junction, Clarks Meadow will be found on the right hand side and number 1 is the first property on the right.

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

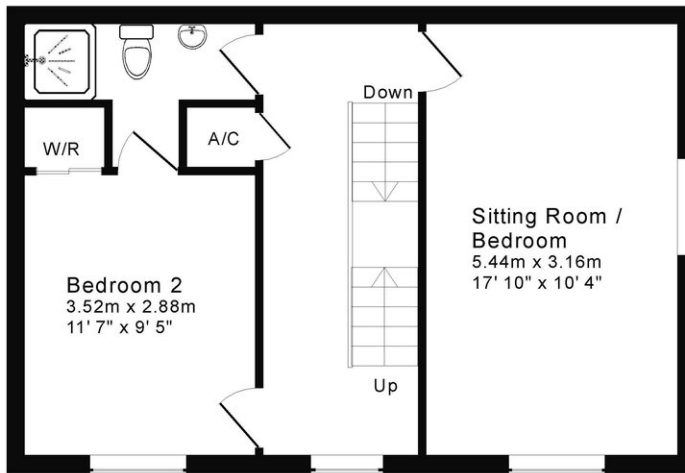
Situated on the southern edge of Shepton Mallet and within easy reach of the High Street and retail park. Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The property is within close proximity of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

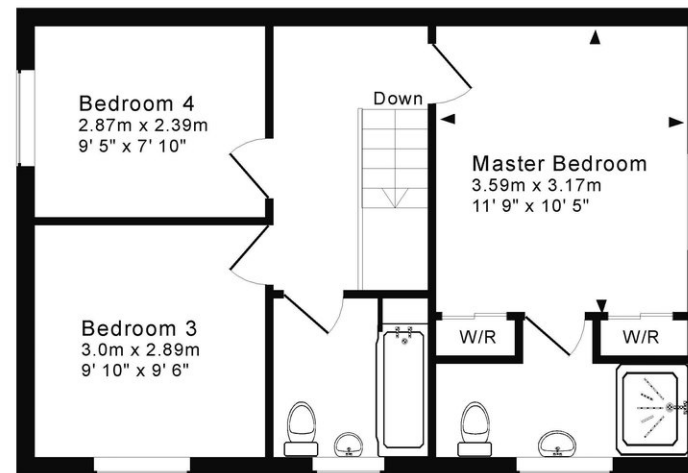
This spacious three storey Townhouse offers flexible living accommodation, with the ability of working from home. With the option to configure as four or five bedrooms and one or two sitting rooms with off road parking and a garage. Master bedroom with en suite and potentially four more double bedrooms.

- Flexible living accommodation
- Four or five bedrooms
- Superfast fibre optic broadband
- Well presented home
- Utility room
- Master bedroom with en suite
- Potential second sitting room
- Sunny south west garden
- Large kitchen dining room
- Garage and off road parking

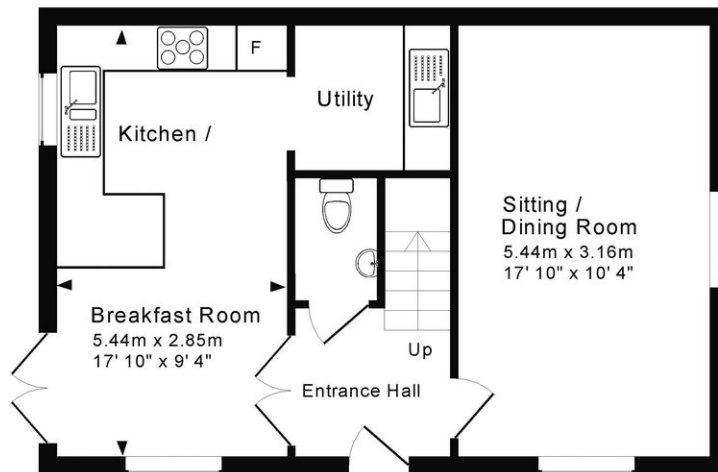




First Floor



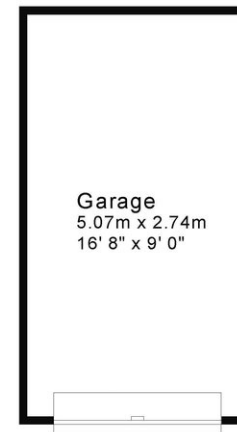
Second Floor



Ground Floor

For indicative purposes only.
Drawing Number : 147-0693

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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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