



£135,000

*At a glance...*



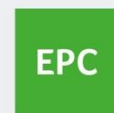
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**holland  
& odam**

Flat 1 Rumsey House, Paul Street  
Shepton Mallet  
Somerset  
BA4 5LA

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From our Wells office proceed on the A371 to Shepton Mallet. Passing through the village of Croscombe keep on this road until reaching a mini roundabout. Go straight across and through the following set of traffic lights, in the middle of the High Street, and the property can be found on the right hand side.

## Services

Mains electricity, water and drainage are connected.

## Local Authority

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

## Tenure

Leasehold  
Length of Lease 999 years from July 2022  
Service/Maintenance Charges £250 per annum  
Ground Rent £25 per annum



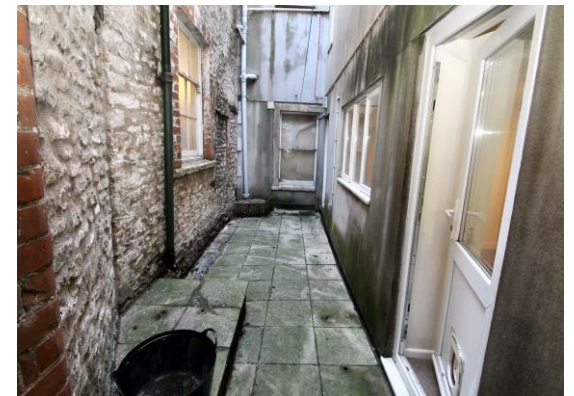
## Location

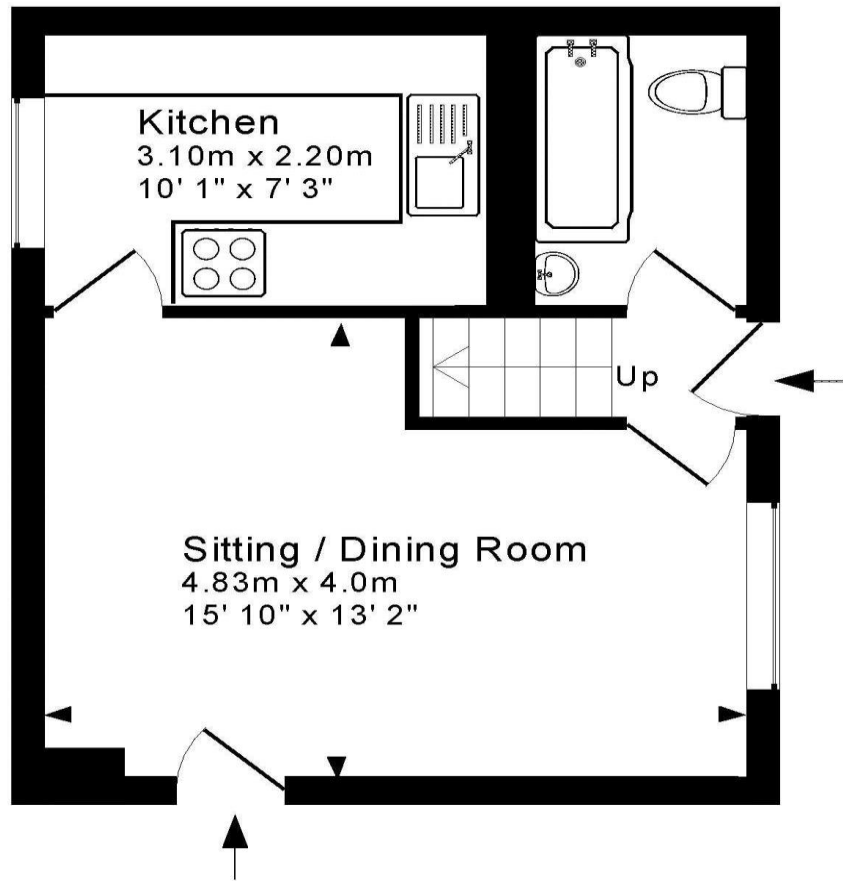
The historic town of Shepton Mallet provides a good choice of shopping facilities, a garden centre, and numerous pubs and restaurants. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath (c.21 miles away) and the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

## Insight

In need of a little TLC is this two double bedroom maisonette close to the centre of Shepton Mallet. Entering via a shared entrance which leads to the deceptively spacious property. Benefitting from having some outside space and is available with no onward chain. The flat does form part of a Grade II listed building.

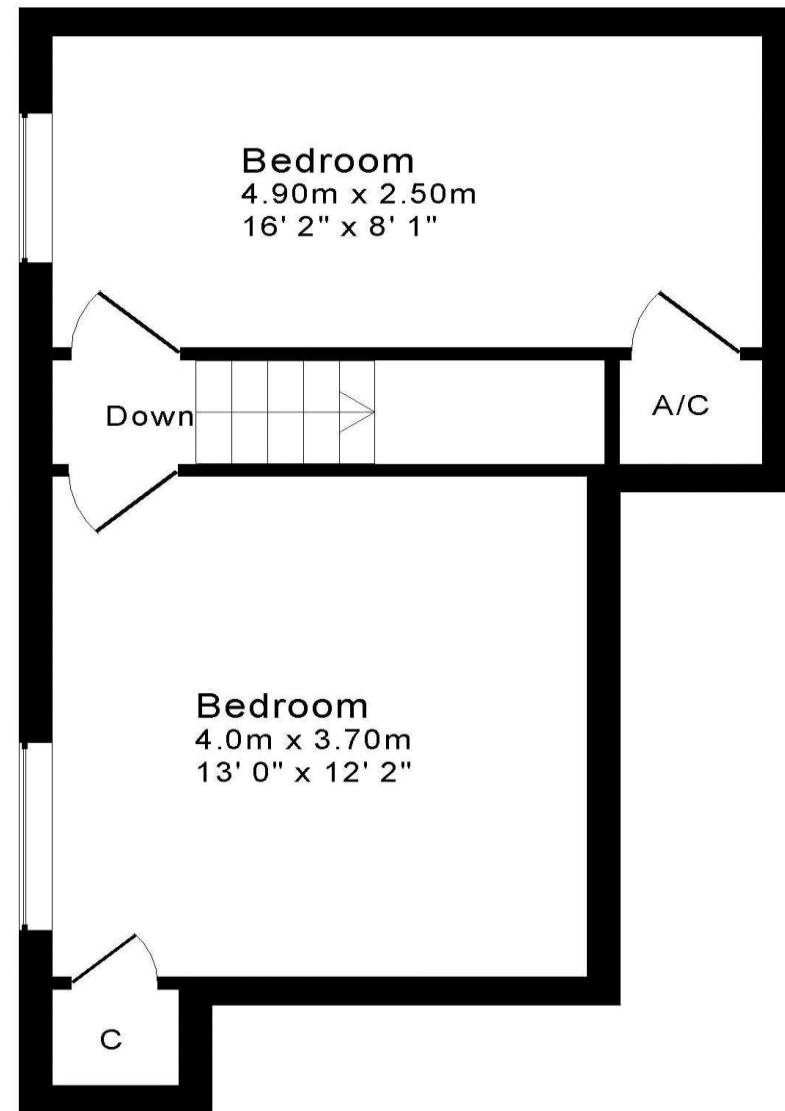
- No onward chain
- Two double bedrooms
- Close to local amenities
- First time buyer or investment opportunity
- Good size sitting room
- Downstairs bathroom
- Paved outside area





Ground Floor

For indicative purposes only.  
Drawing Number : 147-0737



First Floor

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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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