



Symonds
& Sampson

20D

Town Street, Shepton Mallet,

20D

Town Street
Shepton Mallet
BA4 5BJ



- No Onward Chain
- Parking for 1 Car
 - 3 Bedrooms
- Kitchen Dining Room
 - Sitting Room
- Central Town Location



Guide Price **£150,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



OUTSIDE

There is a small outside gravelled space to the rear of the property, which is NOT included in the title plan, but the owners have advised us they have always used it.

There is allocated parking for one car, to the left of the property (looking from the front).

SITUATION

The property is close to the centre of the town heading northwards to Town Street. This historic town of Shepton Mallet provides a good choice of shopping facilities, a garden centre, supermarkets 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 is 7 miles.

The independent shops, cafés and restaurants of Wells, Frome, Bruton and the highlights of Hauser & Wirth Somerset, Osip, The Old Pharmacy and The Newt are all about 20 minutes drive away. Additionally, the excellent Jon Thorner's farm shop is very close by. The cities of Bath and Bristol are around 40 minutes away, each with notable theatres as well as other delights.

The area is well-renowned for its beautiful countryside, with vast open fields and many footpaths surrounding the house and, for more extensive walking opportunities; the Mendip Hills, Cheddar Gorge, Stockhill Wood and the Chew Valley are all on the doorstep.

This part of Somerset is particularly well-served by excellent schools. Independent schools include Millfield Senior and Prep Schools, Wells Cathedral School, All Hallows, Hazlegrove, Downside, Sherborne and Kings at Bruton. State schools include Strode College in Street, The Blue School in Wells, Sexey's in Bruton and St Dunstan's in Glastonbury.

Direct train services to London Paddington are accessible via Castle Cary, a 15-minute drive away, with a journey time of 82 minutes. More frequent services to all points of the compass are available from Bristol, and to London from Bath. The national motorway network is via the A303 (M3), the A37 (M4 and M5) and Bristol International Airport is easily reached in around 40 minutes by car.

DIRECTIONS

What 3 words: [///weep.hothouse.view](http://weep.hothouse.view)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central

heating.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area, we recommend Ofcom checker.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low

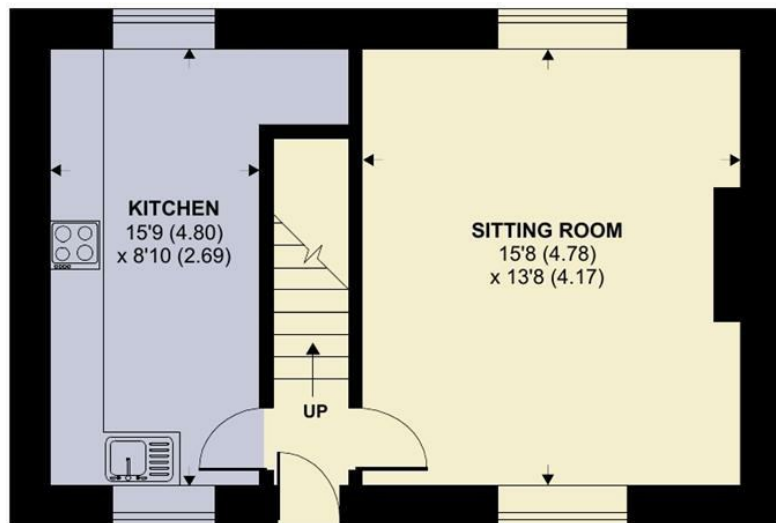


Town Street, Shepton Mallet

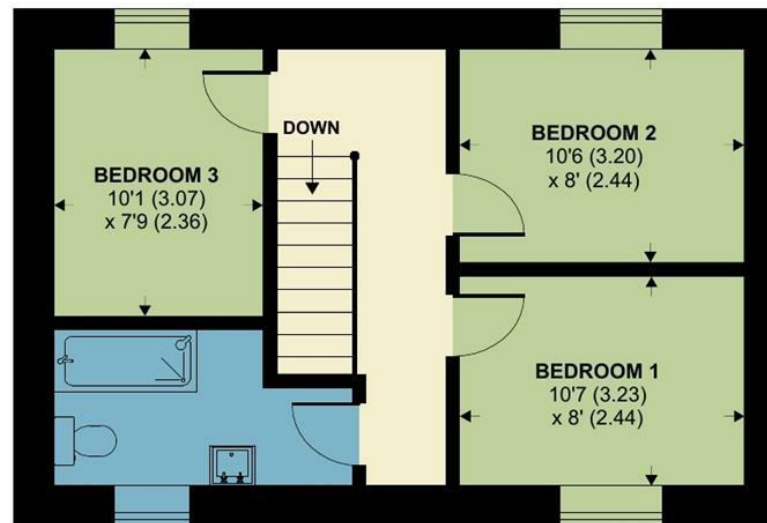
Approximate Area = 842 sq ft / 72.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) is based on the energy performance certificate (EPC) for the property.			
A	92-100	90	
B	81-91		
C	69-80	62	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings, visit www.gov.uk/government/topics/energy-ratings			
England & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2023. Produced for Symonds & Sampson. REF: 1036291



Office/Neg/Date



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.