



£135,000

At a glance...



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**holland
& odam**

Flat 9, Rockleaze
Prestleigh Road
Evercreech
Somerset
BA4 6JY

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells office, take the A371 to Shepton Mallet. Stay on the A371 going past Cannards Grave and follow signpost to the Bath and West Showground. Still on the A371, go down the hill through Prestleigh then take the first left, B3081, into Evercreech. Upon entering the village, go past the surgery on the right hand side and take the next turning right signed "Rockleaze".

Services

Mains electricity, water and drainage are connected. Electric heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Share of Freehold - 1/16th
Length of Lease - 76 years
Service/Maintenance Charges - £70 per calendar month
Ground Rent - £0



Location

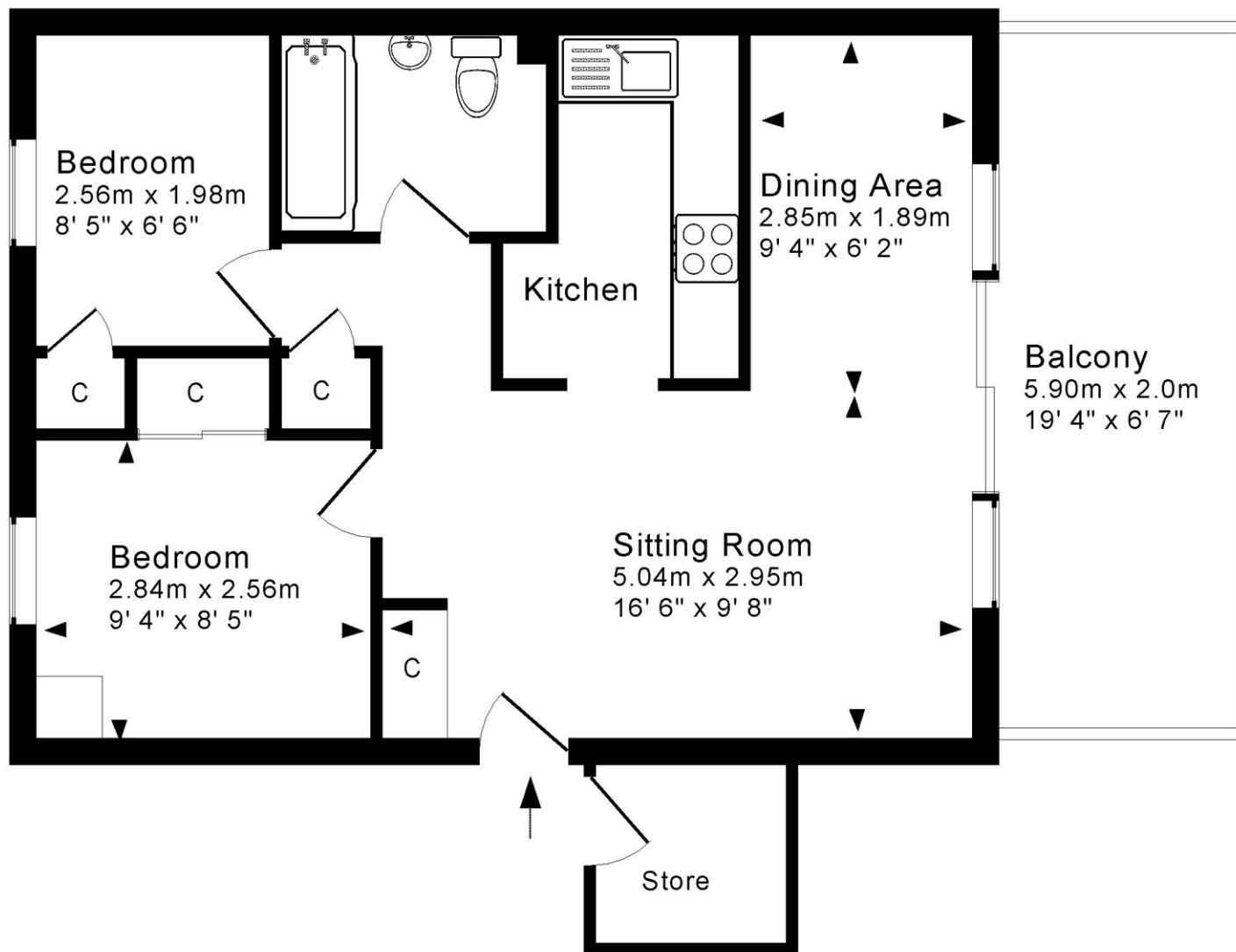
Evercreech is a thriving village providing a good range of amenities such as a Co-op mini-supermarket, bakery, pharmacy, doctors surgery and a primary school. The village is situated close to Shepton Mallet, Castle Cary and Bruton with Bristol, Bath, Wells and Frome within easy travelling distance. There is a main line train station at Castle Cary with direct services to London Paddington.

Insight

A two bedroom first floor apartment set in the popular village of Evercreech. It is extremely light throughout and has a lovely outlook over the spacious communal grounds. Allocated parking and additional visitor spaces. Offered for sale with no onward chain.

- Large sitting / dining room with plenty of room for large furniture.
- Wide patio doors leading out to a spacious balcony with views over the large communal grounds
- Kitchen with space for a cooker, fridge freezer and washing machine
- Two bedrooms, both with built in storage cupboards
- Family bathroom with bath with shower over, toilet and wash handbasin
- Useful store room
- Close to the Bath and West Showground which has regular events





For indicative purposes only.
Drawing Number : 147-0866

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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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