

Weston Town

Evercreech, BA4 6PD

COOPER
AND
TANNER



£495,000 Freehold

A well presented and tucked away period home located in the ever popular village of Evercreech. The property benefits from period features present throughout, four bedrooms over two floors, front and side gardens, garage with electric double door and parking for a few vehicles.

Weston Town Evercreech BA4 6PD

 4  1/2  2 EPC N/A

£495,000 Freehold

DESCRIPTION

A well presented and tucked away period home located in the ever popular village of Evercreech. The property benefits from period features present throughout and comprises a well proportioned entrance hall with staircase to the first floor and storage underneath, this entrance hall is currently used as a music room and offers the versatility of an additional reception room. The kitchen/dining room is of a good size with floor and wall mounted units, Gas Aga, separate chest height over, grill and microwave. The tiled floor and wooden beams provide a genuine country kitchen feel. The utility room and separate WC can be found to one side off from a separate entrance hall leading to the gardens. The dual aspect sitting room enjoys a log burning fire with well proportioned space for furniture and leads through to a conservatory for additional space.

The first floor is made up of four bedrooms all of which benefit from built in wardrobes. The master bedroom is of good size with a staircase leading to the fourth bedroom on the top floor. The family bathroom has been fitted with a large bath, WC and wash hand basin with the addition of a separate shower room next door with double shower, heated towel rail WC and wash hand basin.



OUTSIDE

The property is accessed via a drive with the neighbouring home and provides access to an area of parking for a few vehicles in front of the garage. A wooden gate leads you through to an additional parking space and front garden which enjoys lots of natural light and is enclosed by fence and stone walling. The slightly elevated front garden is mainly laid to lawn with mature shrubs and plants to the sides. An additional section of garden can be found directly behind the garage and provides great storage space. Just past the stone outbuilding is the side garden which is also of a good size and currently enjoys further mature plants and shrubs as well as a vegetable plot and green house.

LOCATION

Evercreech is a large and thriving Mendip village providing many amenities such as a Cooperative mini-supermarket, Bakery, Pharmacy, Pub, Hairdressers, Motor Repair Garage, Doctors Surgery and a well-regarded Primary School with a 'Good' Ofsted Rating. The village is situated close to Shepton Mallet, Castle Cary and Bruton with easy access from the A371. The cities of Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach. There is a main line train station at Castle Cary (4 miles away) with regular and direct services to London. There is also frequent bus services that visit Shepton Mallet and the neighbouring towns.





Weston Town, Evercreech, Shepton Mallet, BA4

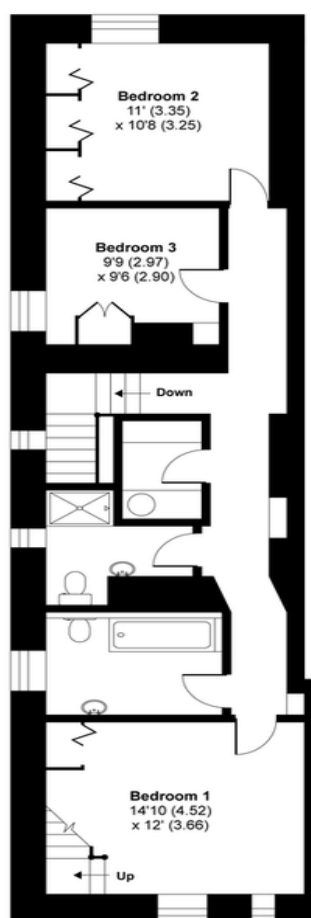
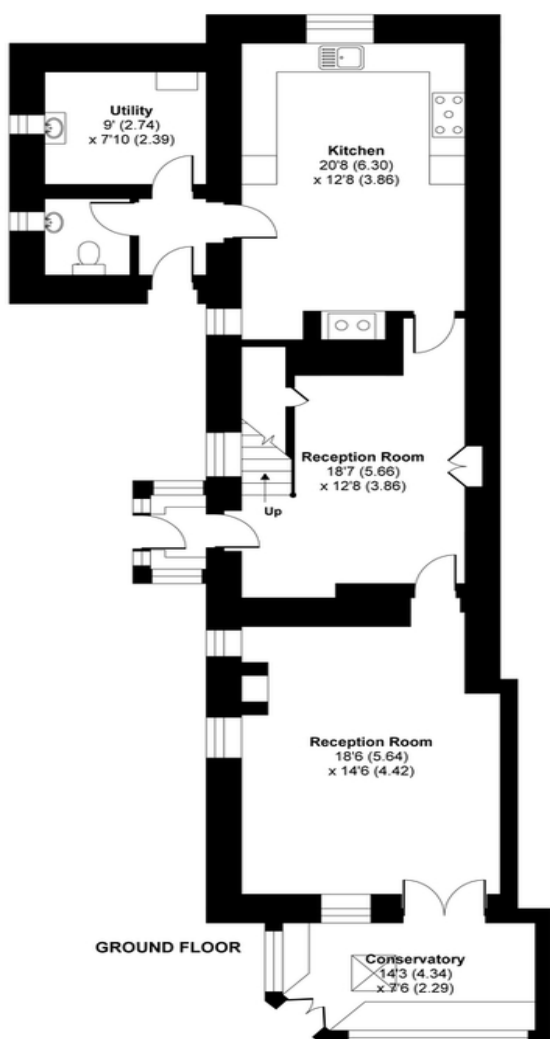
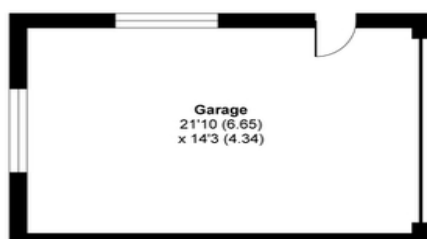
Approximate Area = 2054 sq ft / 190.8 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

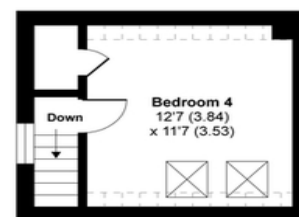
Garage = 312 sq ft / 28.9 sq m

Total = 2390 sq ft / 222 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

GROUND FLOOR

FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Cooper and Tanner. REF: 740870

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