

Leighton Close, Evercreech, BA4 6LP



welcome to

Leighton Close, Evercreech, Shepton Mallet

A spacious detached 2-bedroom bungalow situated in a cul-de-sac location in the village of Evercreech. Offering a good-sized plot comprising encompassing gardens, parking for several cars and has gardens to both front and rear. The property is being offered with No Onward Chain and must be viewed.



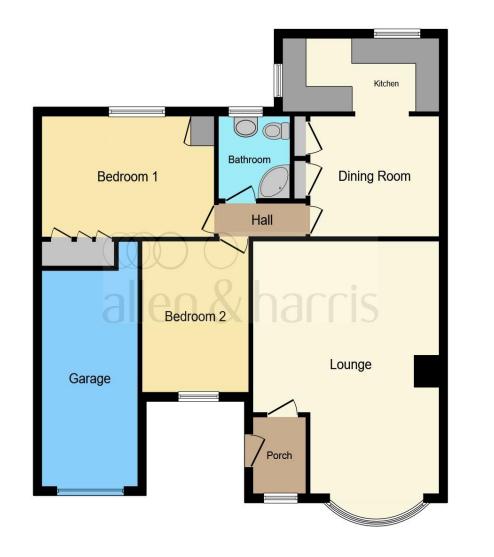












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

Sitting Room 15' 2" max x 16' 6" (4.62m max x 5.03m)

Inner Hallway

Kitchen Diner 10' 7" x 17' (3.23m x 5.18m)

Main Bedroom 11' x 12' 4" (3.35m x 3.76m)

Bedroom Two 8' 11" x 11' 11" (2.72m x 3.63m)

Shower Room 6' 4" x 7' 4" (1.93m x 2.24m)

Attic Room 9' 2" x 17' 10" (2.79m x 5.44m)

Store Room 9' 2" max x 15' 2" max (2.79m max x 4.62m max)

Outside

Gardens

Garage 8' x 16' 1" (2.44m x 4.90m)

Driveway

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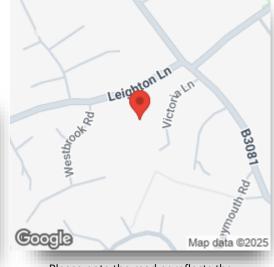
- Fantastic Village Location ** Quiet Cul-De-Sac Location
- Detached Bungalow ** 2 Beds & Loft Room
- Sitting Room ** Kitchen Dining Room
- Front & Rear Sunny Aspect Gardens
- Driveway Parking & Integral Garage
- Walking Distance to all Village's Amenities
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D Council Tax Band: D

guide price **£350,000**







Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: WEL106081 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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