

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



AddRes



5 Shapway road is an ideally positioned two bedroom bungalow, set back and enjoying a good amount of privacy within its own wrap around gardens, whilst found in a tranquil cul-de-sac position.

The home provides two bedrooms, three piece shower room, fitted kitchen, generous living room and conservatory.

The kitchen to the front is fitted with base and wall mounted units, free standing cooker, space for a fridge/freezer, under counter space for white goods and completes with part tiled walls and views onto the garden.

The kitchen area is open plan in design and allows space for a dining table and chairs.

Found to the rear of the home is a generous living room with ample space for lounge furnishings.

The living accommodation provides a good size UPVC conservatory which proves a really lovely place to sit and enjoy views onto the garden.

Bedrooms one is a good size double room with the window allowing light in through the conservatory.





There is a secondary good size bedroom and the two bedrooms are served by the three piece fitted shower room with shower unit, wash hand basin and W.C.

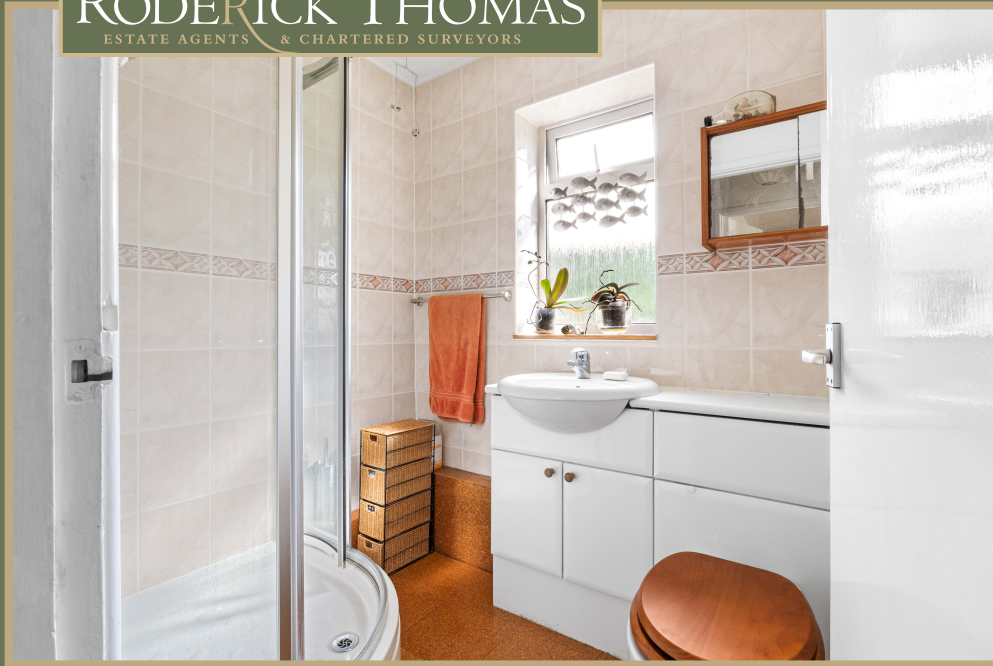
Externally the home has lovely mature gardens which are mostly laid to patio with wonderful vibrant colours from a range of planted trees and bushes. The front section of garden mostly has plants bedded within bordering sections which then continue either side of the access path leading to the front porch.

The garage is located to the front of the property with private driveway parking in front.

About the area.

Evercreech is pleasantly situated in beautiful countryside away from but in easy reach of major roads. It's an increasingly popular village having a good range of amenities including a fine church, primary school, surgery, pub, store & post office and a number of other small businesses. In addition, it's a very friendly and very active community with a varied range of social, sporting and cultural organisations. For more information see www.evercreech.org.uk. The nearby towns of Bruton,





Castle Cary, Street, Glastonbury, Wells and Shepton Mallet are all within a short drive and offer a wide range of facilities. Bath, Bristol and Yeovil are in commuting distance and the A303 is a few miles south on the A37. Within 5 miles at Castle Cary is a main line station to London Paddington (100 minutes). There are many excellent state and independent schools nearby including Strode College, Crispin, St Dunstons, Wells Blue School, Wells Cathedral School, Millfield and the Bruton schools.

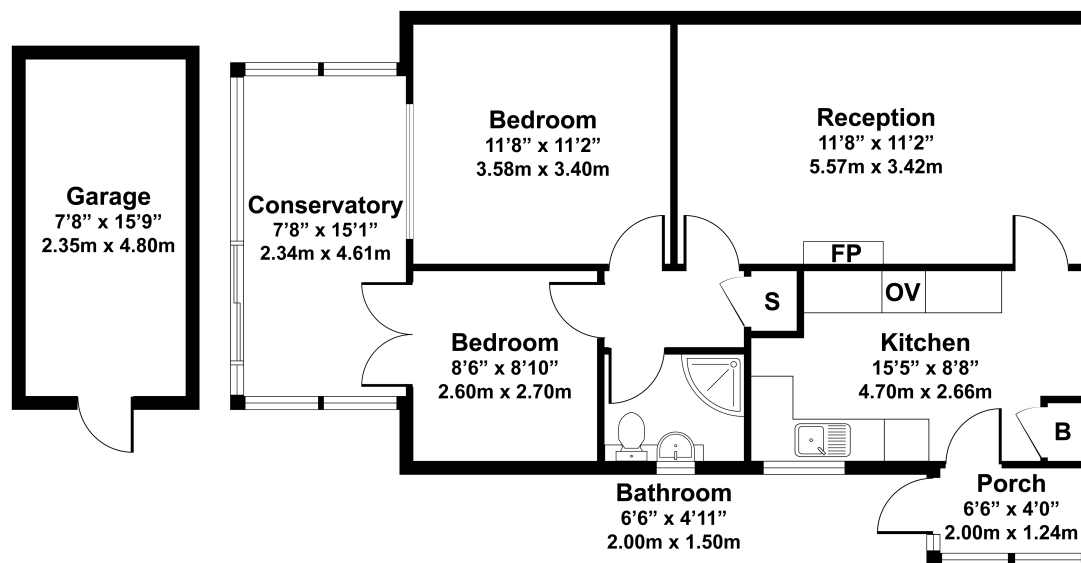
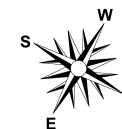
Agents note.

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.



Shapway Road, Evercreech, Somerset, BA4 6JT



Approximate Gross Internal Area

Residence: 786 sqft - 73 sqm
Garage: 122 sqft - 11.3 sqm
Total: 908 sqft - 84.3 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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