

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



32 KILN DRIVE, EVERCREECH, BA4 6DT



**32 KILN DRIVE,
EVERCREECH, BA4 6DT**

A neatly presented three bedroom property set within a quiet residential area near the centre of Evercreech Village.

32 Kiln Drive has light and airy accommodation including a sitting room, kitchen breakfast room, cloakroom, three bedrooms and a family bathroom.

There is allocated parking and a south facing walled rear garden.

Accommodation

Found in a quiet tucked away cul-de-sac position and with deceptively spacious accommodation and low maintenance external areas.

The property offers itself ideally for those looking to either buy their first home or for a buy-to-let investment option Kiln drive can appeal to most movers.

Located on the very edge of the popular village of Evercreech which offers a pleasant social setting and equally benefiting from useful village conveniences and amenities. The home also places within easy reach of the town of Castle Cary with its impressive independent shops and its main railway link to London and equally conveniently placed to the nearby town of Shepton Mallet with larger shopping facilities.





The home's internal accommodation has the kitchen to the front which enjoys lots of natural light and has a range of built-in floor and wall-mounted cabinets with plumbing for a washing machine and dishwasher underneath. In addition, there are tiled splash backs and an electric oven. There is further space for a family-size dining table and chairs and views onto the front.

The lounge to the rear is a generous size and feels very private with space for large lounge furnishings. There is access to the enclosed garden and understairs storage.

The ground floor completes with a handy fitted cloakroom and entrance hallway.

Making your way upstairs, bedroom one to the front is a good size double with built-in storage. There is a second double bedroom and third single bedroom both to the rear.

The bedrooms are served by the fitted family bathroom suite and found on the landing is a large airing cupboard.

Outside

Externally, the home has a large high-level wall enclosed low-maintenance garden which is mostly arranged as patio, but an ideal space to enjoy sunshine and space for a shed.

Immediately to the side of the home is parking for two vehicles with additional private marked parking to the rear.





About the area

Evercreech is pleasantly situated in beautiful countryside away from but within easy reach of major roads. It is a lively village with a good range of amenities including a fine church, primary school, surgery, pharmacy, pub, store & post office, community art studio, hairdressers and bakery. A wide range of social, sporting and cultural organisations reflects its thriving community spirit. The facilities and attractions of the nearby towns of Bruton, Castle Cary, Wells and Glastonbury including The Newt and Hauser and Wirth Gallery are all within a short drive. All major supermarkets including Waitrose in Wells are easily accessible at Shepton Mallet, Wells and Wincanton.

Bath, Bristol and Yeovil are within commuting distance and the A303 is a few miles south via 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 Ansford, Sexey's, King's Bruton, Wells Cathedral School, Downside and Millfield.

Services

Mains gas, water, drainage and electricity.

Tenure: Freehold.

Energy Performance Rating: C

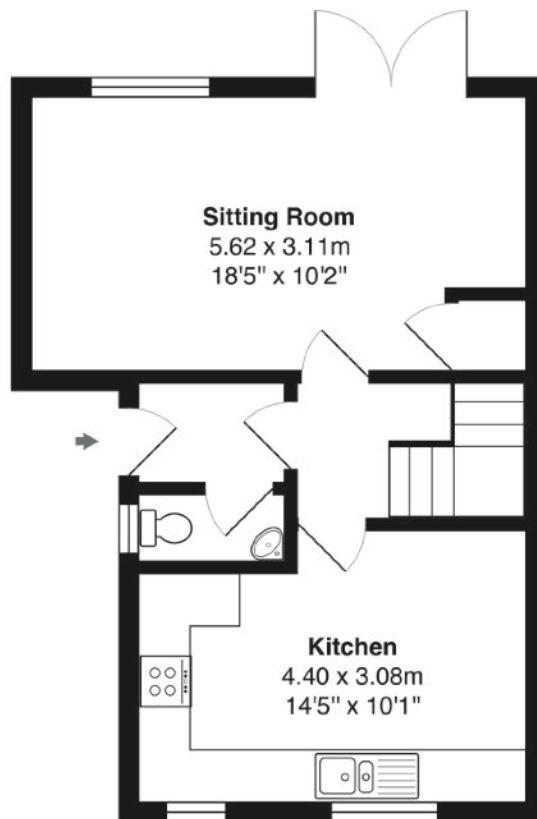
Council Tax Band: B.



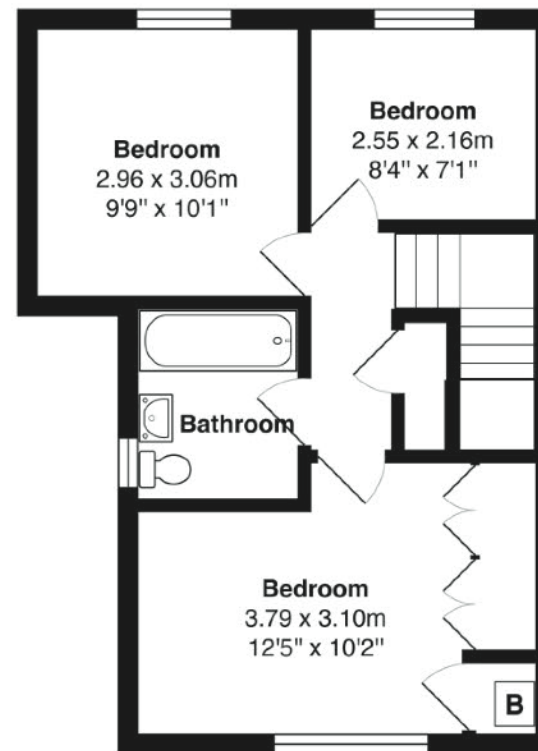
32 Kiln Drive,
Evercreech



Approximate gross internal floor area of main building
- 78.2 m² / 842 ft²



Ground Floor
Area: 39.1 m² ... 421 ft²



First Floor
Area: 39.1 m² ... 421 ft²

IMPORTANT NOTICE - 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.