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**1 MAESDOWN COTTAGES, EVERCREECH,  
SHEPTON MALLET, BA4 6LB**



**FOR SALE £295,000**

A mature and extended, larger than average, 3-bedroom family home for sale in popular area of the sought after village of Evercreech. This recently renovated and rewired, this very well looked after home, provides generous accommodation spread over 2 floors. The property comprises a modern kitchen with utility and pantry, 3 good size bedrooms, lounge, dining room, office, bathroom and cloakroom. All this comes with recently replaced GCH combination boiler and DG windows, enclosed gardens to front and rear, drive for 3 vehicles and a lockable garage. **NO CHAIN, AVAILABLE NOW!**



Via the front door into:

### Entrance Hall

Stairs up to the first-floor landing, smoke alarm, tiled flooring, storage recess, doors into:

### Lounge 11'7 x 9'10 (ceiling sloping to one side at the height of 5'6)

Carpeted flooring, radiator, heating thermostat control, TV and phone points, 3 roof light windows.



### Study 5'2 x 5'0 (ceiling sloping to one side at the height of 5'6)

Tiled flooring, power points, roof light window, Blue Lias worktop.

### Dining Room 11'10 x 10'4

Wooden flooring, radiator, DG window to front, a range of integrated shelving units and storage cupboards, feature fireplace wall (fireplace boarded with a possibility of installing a log burner or electric fire, subject to investigative works carried out at Buyer's cost).

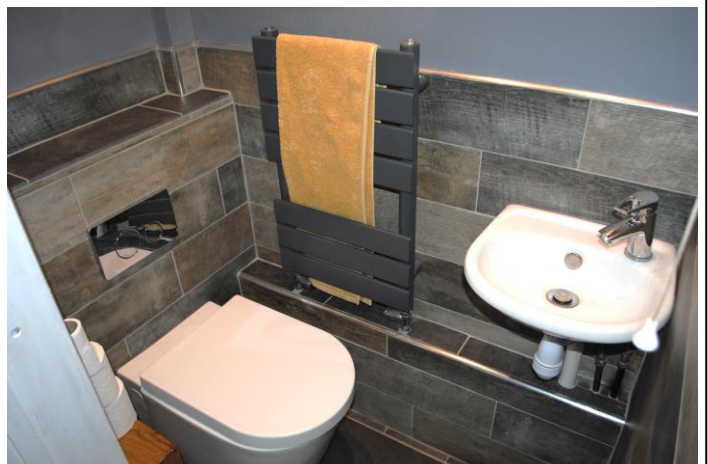


### Kitchen 11'0 x 9'1

Tiled flooring, smoke alarm, DG window to rear, a range of light grey-fronted kitchen units with tiled splashbacks and Blue Lias worktops. Integrated hob with oven and stainless-steel hood over, a Belfast sink with a flexi mixer tap, a hot water tap, integrated fridge-freezer and dishwasher, utility area with spaces, vent and plumbing for washing machine and tumble dryer, pantry/understairs storage housing fuse box and electric meter.



Door into rear inner hallway providing access to cloakroom and rear garden.





From the Entrance Hall, stairs up to:

### **First Floor Landing**

Access to loft (partly boarded with light), underfloor heating control for the bathroom, smoke alarm, doors into:

### **Bedroom 1 11'10 x 10'4**

Carpeted flooring, DG window to front, 2 large wardrobe recesses, radiator, TV point.



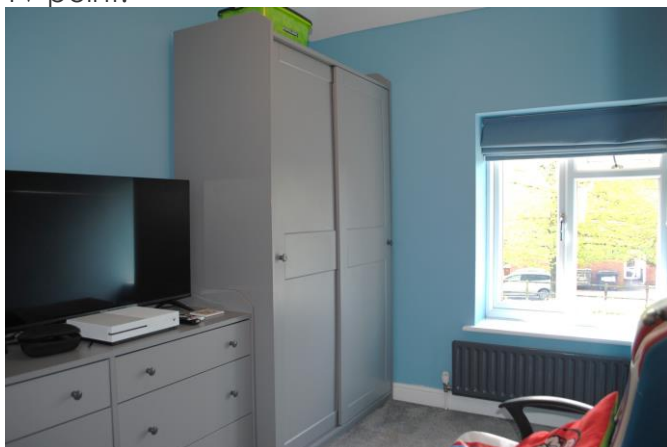
### **Bedroom 2 9'3 x 8'0**

DG window to rear, carpeted flooring, radiator, TV point.



### **Bedroom 3 6'6 x 6'9**

Radiator, DG window to front, storage cupboard housing a combination gas boiler, TV point.



### **Family Bathroom 8'8 4'10**

3-piece suite comprising a double shower enclosure with a thermostatically controlled rainfall shower off mains and additional hand piece, low level WC with a cistern concealed inside a full-width vanity unit and a large washbasin with a mixer tap. DG frosted window to rear, heated towel rail, extractor fan, full size LED backlit mirror, Granite worktop and windowsill.



### **Outside to front**

Lovely size, very secure, private and southern-facing garden enclosed with high hedging and timber fencing. Mainly laid to lawn with entrance gate and a side gate providing access to rear garden.



### Outside to rear

The rear garden is accessible via a side path from the front of the property or via a rear timber gate leading from the parking area.

It is mainly laid to lawn with elevated sitting out area and a lower tier patio. Outside tap, enclosed with timber fencing and surrounded by flower beds and plants.



### Parking

The property boasts 3 off-road parking spaces and a timber framed garage (app 2.5m x 4.5m with a new roof) with personal access door leading from the rear garden as well as double, lockable timber gates allowing for a vehicle storage.



## Agent Note

EPC = C

Sizes are approximate.

Viewing is strictly via agents Simon Heal Estate Agents on 01749 343 111

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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.