



£295,000

At a glance...



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COUNCIL
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**holland
& odam**

1 Weymouth Road
Evercreech
Shepton Mallet
Somerset
BA4 6JB

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells office, take the A371 to Shepton Mallet. Stay on the A371 going past Cannards Grave and follow signpost to the Bath and West Showground. Still on the A371, go down the hill through Prestleigh then take the first left, B3081, into Evercreech. Upon entering the village, go past the Co-op shop on the right and take the second right into Weymouth Road. The property will be on your right.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Evercreech is a thriving village providing a good range of amenities such as a Co-op mini-supermarket, bakery, pharmacy, doctors surgery and a primary school. The village is situated close to Shepton Mallet, Castle Cary and Bruton with Bristol, Bath, Wells and Frome within easy travelling distance. There is a main line train station at Castle Cary with direct services to London Paddington.

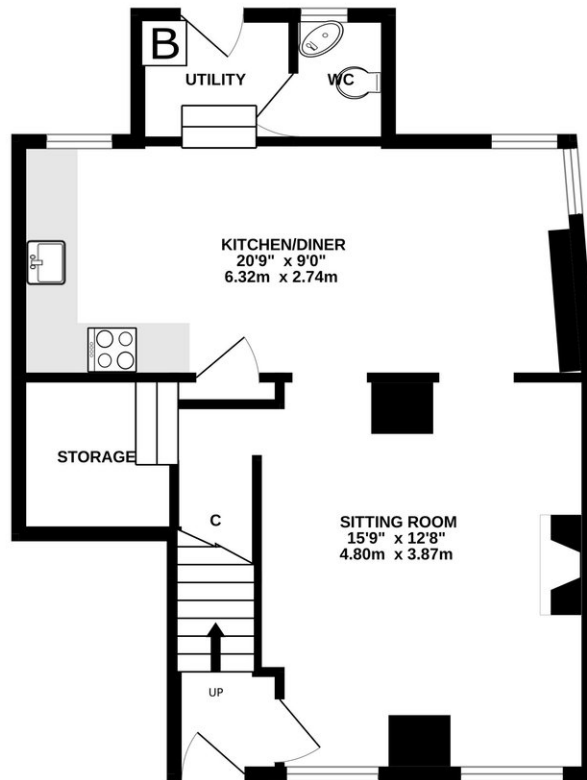
Insight

A charming two bedroom character cottage in the popular village of Evercreech with parking and rear garden. Set in a conservation area and being close to village amenities. No onward chain.

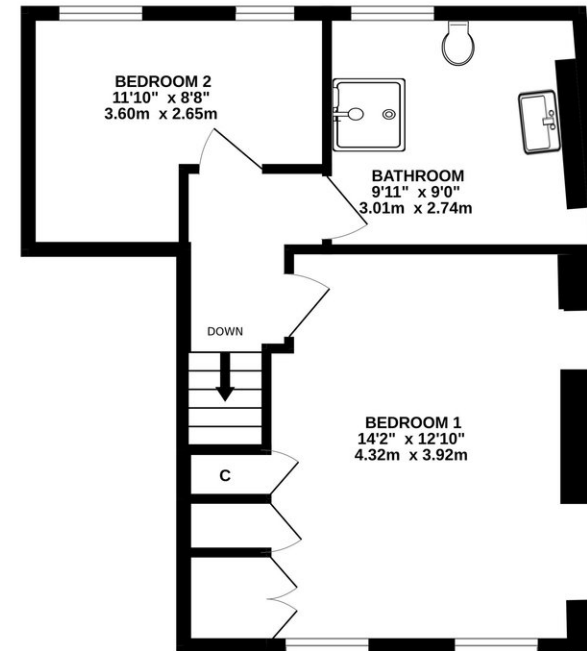
- Generous sitting room with flagstone floors and a woodburner
- Separate dining area which flows into the kitchen which has plenty of worktop space
- The kitchen is fitted with a Range style cooker with gas hob along with an integrated dishwasher and Belfast sink
- Useful utility area with space for a washing machine and a fridge freezer. There is also access to a downstairs cloakroom.
- Off the sitting room is a small storage room
- On the first floor is a spacious double bedroom with wooden floors and built in cupboards. There are several beams adding further character along with nooks and crannies within the walls
- Bedroom two is smaller and has been used as an office although it will take a small double bed
- Easy access to countryside walks
- * Agents note, there is a right of access for the neighbour to pass through the rear garden



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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.

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