



£249,950

*At a glance...*



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**holland  
& odam**

4 Westbrook Road  
Evercreech  
Evercreech  
Somerset  
BA4 6LR

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

From Shepton Mallet, take the A371. Turn left onto the B3081, Prestleigh Road, and continue into Evercreech before turning right, before the shop, into Leighton Lane.

Turn left into Westbrook Road, where number 4 will be found on the left hand side.

## Services

Mains electricity, gas, water and drainage are connected. Independent electric heaters.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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.

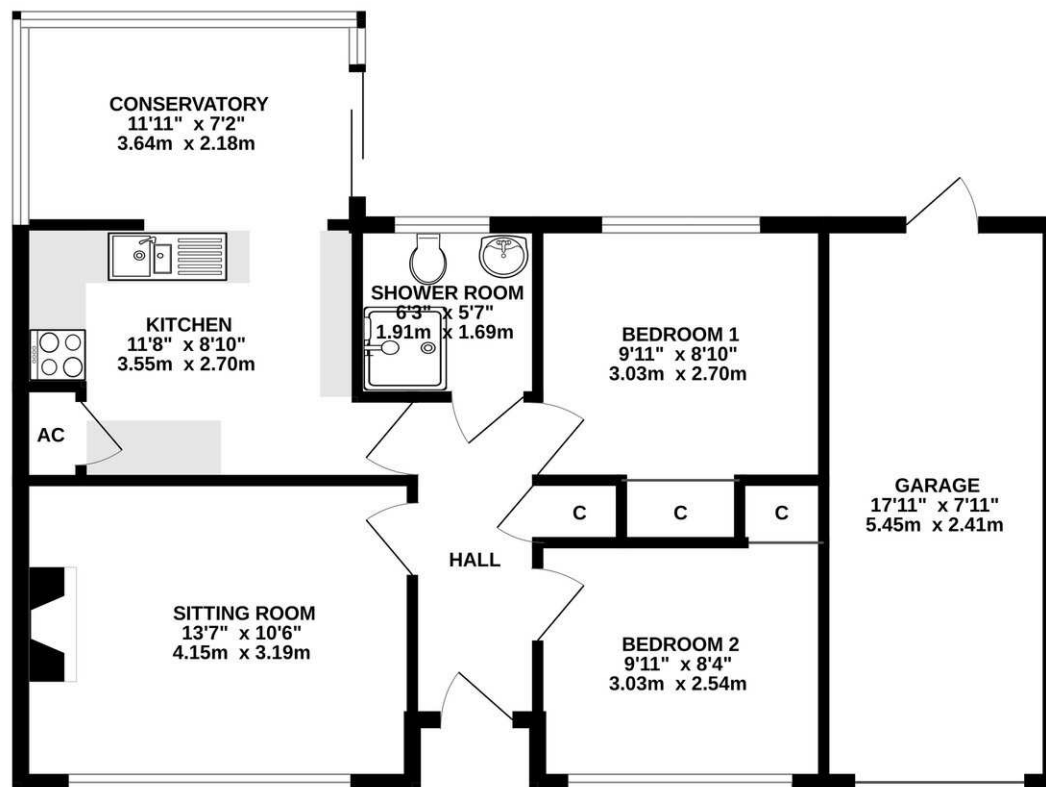
## Insight

Occupying a generous corner plot and set well back from the Westbrook Road, this end terrace two bedroom bungalow offers well proportioned accommodation and a large enclosed rear garden. The property includes a sitting room, modern kitchen opening into a garden room, two double bedrooms and a shower room. Ample driveway parking and an adjoining single garage provide further practical benefits, while the rear garden enjoys a good degree of sunlight throughout the spring, summer and autumn months.

- Detached two bedroom bungalow occupying a generous corner plot, set well back from the road and benefiting from ample driveway parking and a large enclosed rear garden.
- Entrance hall providing access to the principal rooms, together with a useful storage cupboard, including a sitting room with tiled fireplace, living flame gas fire and large front facing window.
- Modern kitchen fitted with wall, base and drawer units, an integrated ceramic hob and electric oven, together with space and plumbing for a dishwasher, washing machine, fridge and freezer.
- Wide opening from the kitchen into a garden room, featuring windows and sliding patio doors opening directly onto the rear terrace and garden.
- Two evenly proportioned double bedrooms, each benefiting from a built in wardrobe, with bedroom one facing the front and bedroom two overlooking the rear garden.
- Shower room fitted with a fully tiled enclosure and electric shower, wash hand basin and WC, with a further built in airing cupboard situated within the kitchen.
- Driveway parking for at least two to three vehicles and an adjoining single garage, complemented by front and rear gardens with patio, lawn, mature planting, greenhouse, timber shed and utility store.



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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