



£340,000

At a glance...



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EPC

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COUNCIL
TAX

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**holland
& odam**

39 Kingfisher Road
Evercreech
Shepton Mallet
Somerset
BA4 6AN

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. Kingfisher Road will be on the right hand side after 0.75 miles. Continue to the end of the estate and number 39 will be in front of you by the open green space.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £279 p.a.



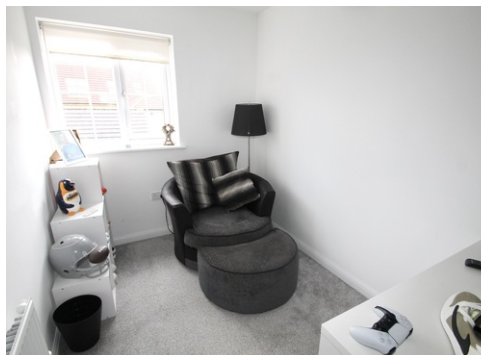
Location

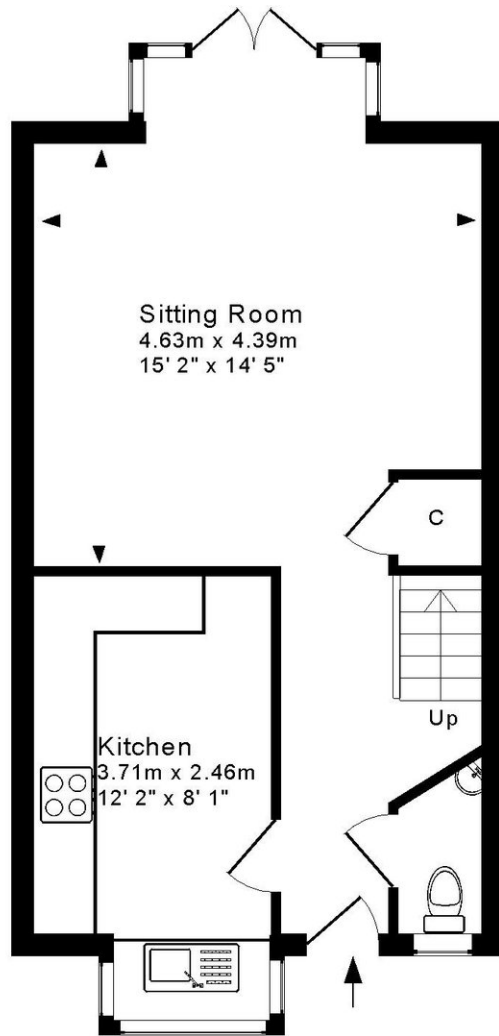
Set in the well served village of Evercreech which has a variety of shops, pubs and a church in addition to a well regarded primary school. A number of independent schools are within easy reach with Downside at Stratton-On-The-Fosse, Millfield at Street, Wells Cathedral School, Sexeys and Kings School at Bruton and All Hallows at Cranmore. There is a mainline railway station at Castle Cary with a regular service to Paddington, London and the A303/M3 lies approximately 10 miles away. Bristol and Bath are c.23 and 21 miles to the north respectively.

Insight

An immaculately presented four bedroom property with a superb principle room with dressing area and en suite. Spacious and light sitting room with French doors leading into the recently enhanced low maintenance rear garden. Offering versatile accommodation with the option to work from home if desired. Garage and two parking spaces.

- Immaculately presented throughout
- Excellent EPC rating
- Light and spacious property
- Principal bedroom with dressing area and en suite shower room
- Recently landscaped, low maintenance rear garden enjoying a southerly aspect
- Three double bedrooms and a single
- Driveway parking for two cars plus a single garage
- Open space to the front of the property
- Popular village with local amenities
- Just 4 miles to Castle Cary train station with a direct line to London Paddington

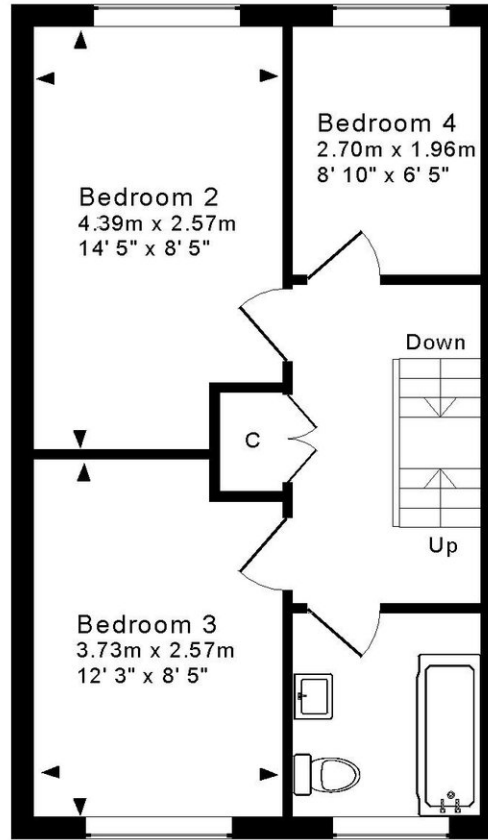




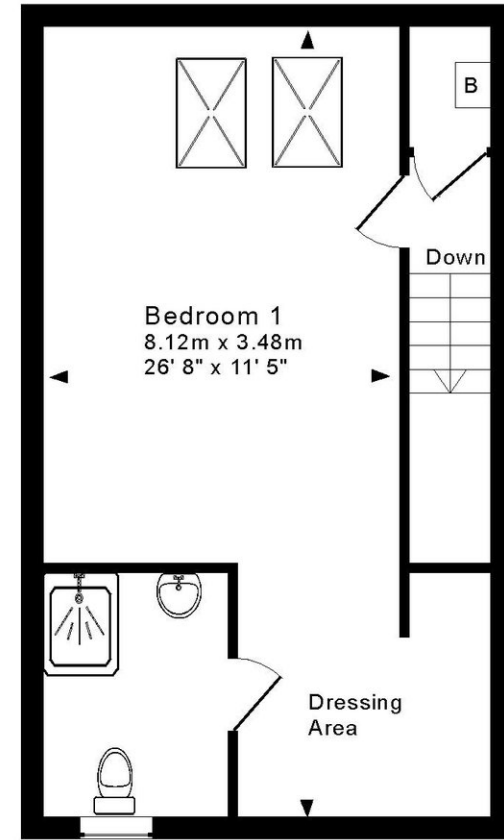
Ground Floor

For indicative purposes only.
Drawing Number : 147-0753

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First Floor



Second Floor

DISCLAIMER

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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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