



£195,000

At a glance...



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**holland
& odam**

51 Maesdown Road
Evercreech
Shepton Mallet
Somerset
BA4 6LE

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 take a left into Maesdown Road and the property can be found at the far end on the right hand side with a for sale board displayed.

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.

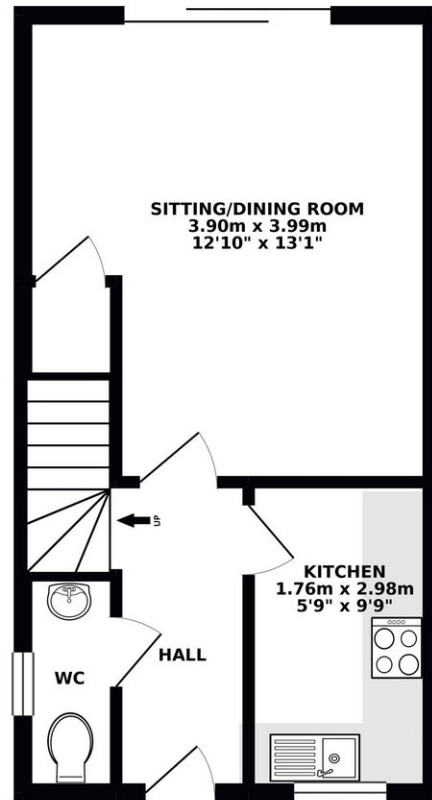
Insight

A semi-detached house offered for sale with no onward chain. A great first-time buy, investment purchase or downsize move with a south-facing courtyard garden.

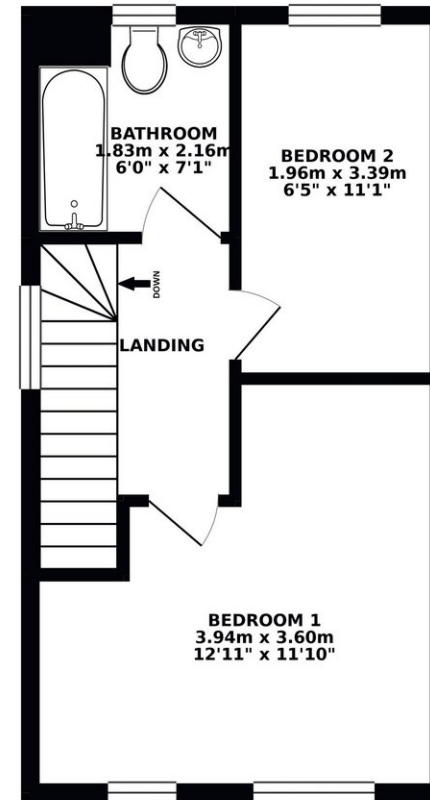
- A blank canvas waiting for the next buyer to put their stamp on it.
- Entrance hall with cloakroom off
- Sitting room with understairs cupboard and french doors onto the rear garden
- Kitchen with window to the front, electric oven and gas hob
- Two bedrooms and one bathroom
- Brand new gas boiler installed in Dec 2024
- Double glazed UPVC windows
- South-facing courtyard garden and further area to the side with gate to the front
- Two parking spaces
- Level walk into the village with a good range of facilities



GROUND FLOOR 29.66 sq. m.
(319.31 sq. ft.)



1ST FLOOR 29.66 sq. m.
(319.31 sq. ft.)



TOTAL FLOOR AREA : 59.33 sq. m. (638.61 sq. ft.) 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. 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.

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