

# Sylcroft,

Southwood, Evercreech BA4 6LX

COOPER  
AND  
TANNER



**£495,000 Freehold**

An opportunity to purchase a unique detached bungalow with detached double height workshop / garage and gated driveway. This property would suit a purchaser who requires extensive garaging or storage for a range of vehicles. The property also has formal gardens.

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## DESCRIPTION

This light and airy property is presented in good order throughout and offers well proportioned and versatile accommodation.

It offers potential for motor enthusiasts as there is space for storing a trailer, caravan, motorhome, and / or a boat.

A spacious entrance hall (L shaped) has doors to principal rooms, storage cupboards and hatch to the roof space. The sitting room is located to the front with dual aspect windows and has a fireplace with surround, mantel and hearth with inset electric fire. A door leads through into the dining room which is open plan to the kitchen and garden room.

The kitchen is fitted with an extensive range of white base, drawer and wall units and work surfaces incorporating an island unit, single drainer sink unit, plumbing for dishwasher and washing machine and space for an electric cooker. A door leads to the rear hall where a door gives access to the cloakroom fitted with a white suite of low level wc and wash hand basin. A further door leads out to the garden. Also from the kitchen is a door back into the entrance hall. The light and airy garden room provides a second sitting room but is versatile to have a number of uses.

The three bedrooms – two double bedrooms and a good sized single bedroom, all with built in wardrobes. Completing the accommodation is a modern fitted shower room with twin shower cubicle, wash hand basin on vanity unit and low level wc.

## OUTSIDE

A wide driveway gives access to the parking / turning area to the front of the property. Double wooden gates allows the driveway to continue to the side and rear of the property, where there is a formal garden and further parking directly outside the rear of the property with several seating areas and a lawn edged with well stocked borders.

The driveway continues to the double height workshop / garage with roller door and an adjoining smaller workshop also with a roller door. This area of the property has been used for a number of usages including parking of several vehicles, storing of a caravan. It offer great potential.

## ADDITIONAL INFORMATION

Oil fired heating. Mains' water and electricity are connected. Private drainage. Council Tax Band D.

## LOCATION

Southwood is a small hamlet on the outskirts of the nearby village Evercreech, where a range of amenities such as a Co-operative mini-supermarket, bakery, pharmacy, doctor surgeries, dentist and a primary school can be found. The property is within reasonable travelling distance to the centres of Bath, Bristol, Yeovil, Shepton Mallet, Frome and Castle Cary with a main line train station Paddington London.

## DIRECTIONS

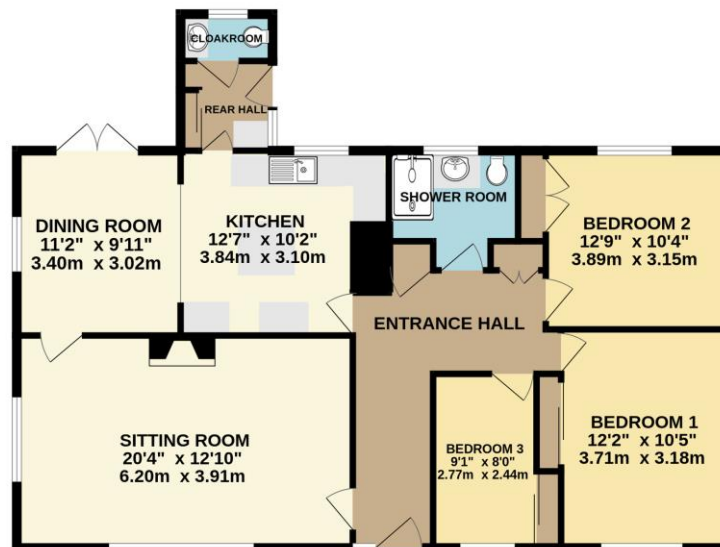
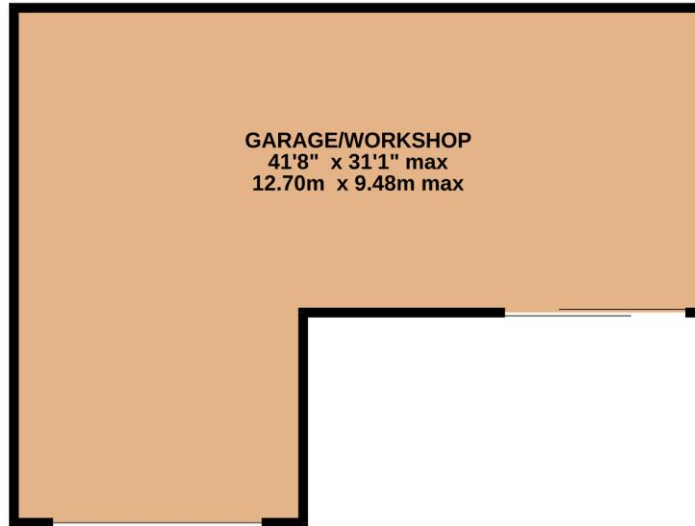
Leave Shepton Mallet heading south on the A37. Proceed past the Cannards Well Inn. At the roundabout take the first exit towards Castle Cary (A371). Continue past the Bath & West Showground on the right. The property is on the right hand side just past the terrace cottages on the right and before reaching "Bradforfs"







## GROUND FLOOR



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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