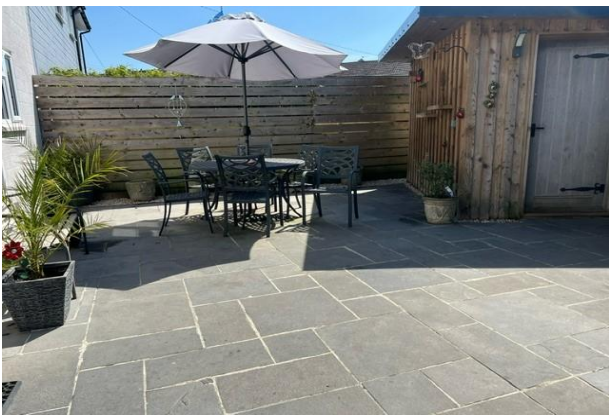


20 Bowns Close,

Evercreech, BA4 6JQ

COOPER
AND
TANNER



Offers in Excess of £289,000 Freehold

A well-proportioned three-bedroom semi-detached family home updated by the current owners and presented in good order throughout. Situated close to the centre of the village which offers a range of facilities.

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 3  1  1 EPC E

Offers in Excess of £289,000 Freehold

DESCRIPTION

Bowns close is a cul de sac of similar properties which lies just off the centre of the village of Evercreech.

You enter the property directly into the entrance hall where a staircase rises to the first floor and doors lead into the kitchen / dining room and to the sitting room. The focal point of the sitting room is the centrally placed, brick fireplace with inset wood burner on raised hearth, wooden surround and mantel. Across the hall the kitchen / dining room is dual aspect with window to the front and French doors to the rear garden. Extensively fitted with a modern range of base, drawer and wall units incorporating a single drainer sink unit, double oven, integrated dishwasher, fridge / freezer, space and plumbing for washing machine. An island unit houses the ceramic hob and canopy. At one end there is ample space for a family sized table and chairs. A further door leads to the downstairs cloakroom with modern low level wc and wash hand basin.

On the first floor, a split landing provides you with access to the three bedrooms. Bedrooms one and two are good size doubles, both with built in double wardrobes. Bedroom three is also larger than average for a third bedroom. There is a modern family bathroom comprising a white suite of "L" shaped panel enclosed bath with shower and screen, semi recessed wash hand basin on vanity cabinets and low level wc with concealed cistern.

OUTSIDE

The property occupies a corner plot which provides front and rear gardens and driveway parking for several vehicles, enclosed by timber fencing.

A path leads through the front garden which is laid to lawn with well stocked borders. The path continues to the brick pavia driveway parking. The fully enclosed rear garden is accessed through a wooden pedestrian gate, and is designed for low maintenance comprising a paved terrace, ideal for relaxing and entertaining. There is also a timber shed / workshop.

ADDITIONAL INFORMATION

Modern individual electric radiators throughout the property. Mains water, electricity and drainage are connected to the property. Council Tax Band B.

LOCATION

Evercreech is a thriving Mendip village providing many amenities such as a Coop 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.

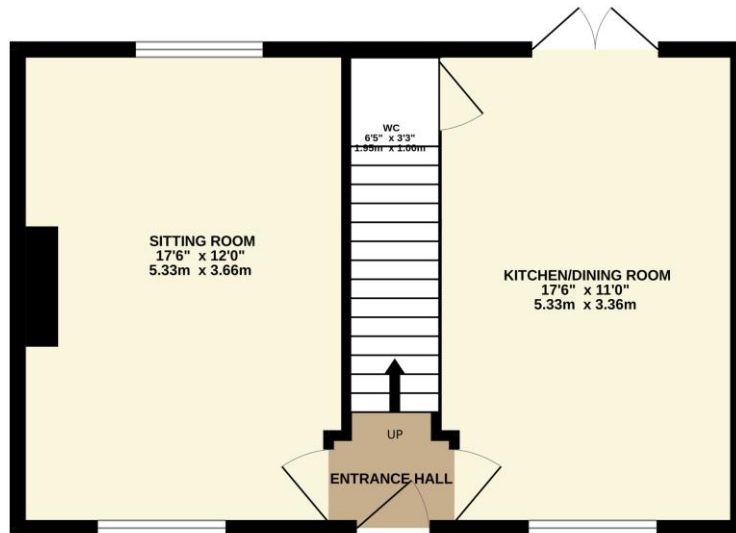
DIRECTIONS

On entering the village via Prestleigh Road, proceed through the centre of the village and the shops, and take the 2nd turning on the right into Weymouth Road. Take the 2nd left into Oxford Street, then immediately right into Bowns Close. The property will be seen directly in front of you.

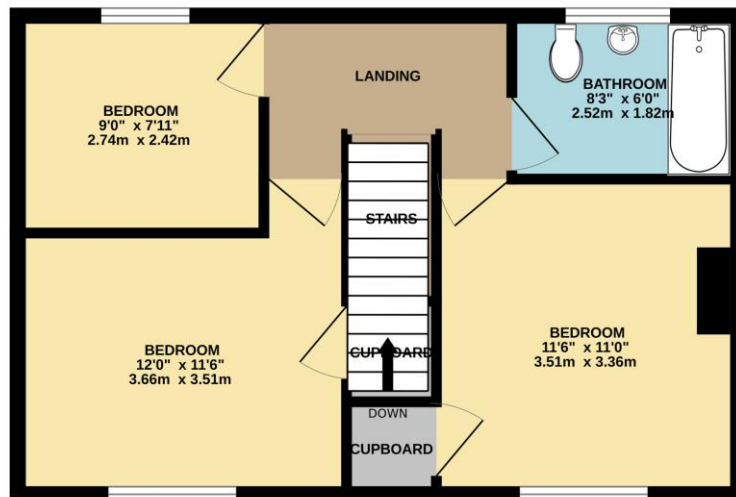




GROUND FLOOR



1ST 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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