

# 9 Westbrook Vale,

Evercreech, BA4 6JN

COOPER  
AND  
TANNER



£335,000 Freehold

A link detached bungalow presented in good order throughout with two double bedrooms, garden room, enclosed rear garden, driveway, carport and garage. Offered with no onward chain.

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**£335,000 Freehold**

## DESCRIPTION

Situated in a quiet cul-de-sac position within walking distance of the centre of the village and the main amenities, this detached two double bedroom bungalow is presented in good order throughout with a modern kitchen and shower room.

The property is approached by the double glazed side entrance door into the "L shaped" entrance hall, where there is a built-in cupboard, hatch to roof space and doors to the principal rooms.

The kitchen is fitted with a modern range of units and incorporating a single drainer sink unit, work surfaces, ceramic hob, double oven, canopy, integrated fridge, dishwasher and bin store. The arched opening to the sitting room gives a light and airy open feel.

Across the hall is the modern shower room which is fitted with a matching suite of lower level WC with concealed system, wash hand basin insert to vanity unit and twin shower cubicle.

The main bedroom has a fitted mirror fronted double wardrobe and a double glazed square bay window enjoying a view over the front garden. The second double bedroom also enjoys an open outlook to the front.

The good sized sitting room has patio doors and a view through the adjoining garden room and onto the rear garden. The garden room has power, light, heating, and patio doors to the garden.

## OUTSIDE

A surfaced driveway provides parking for several vehicles, gives access to the carport and garage which has an electric door, power, light, roof storage space, plumbing for washing machine, wall mounted combi boiler and personal door to rear garden. The enclosed rear garden is fully enclosed and designed for low maintenance with paved and gravelled terraced edged with well stocked border. There is a further area of garden to the side with green house and pedestrian gate to the front.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected. Council Tax Band C.

## 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

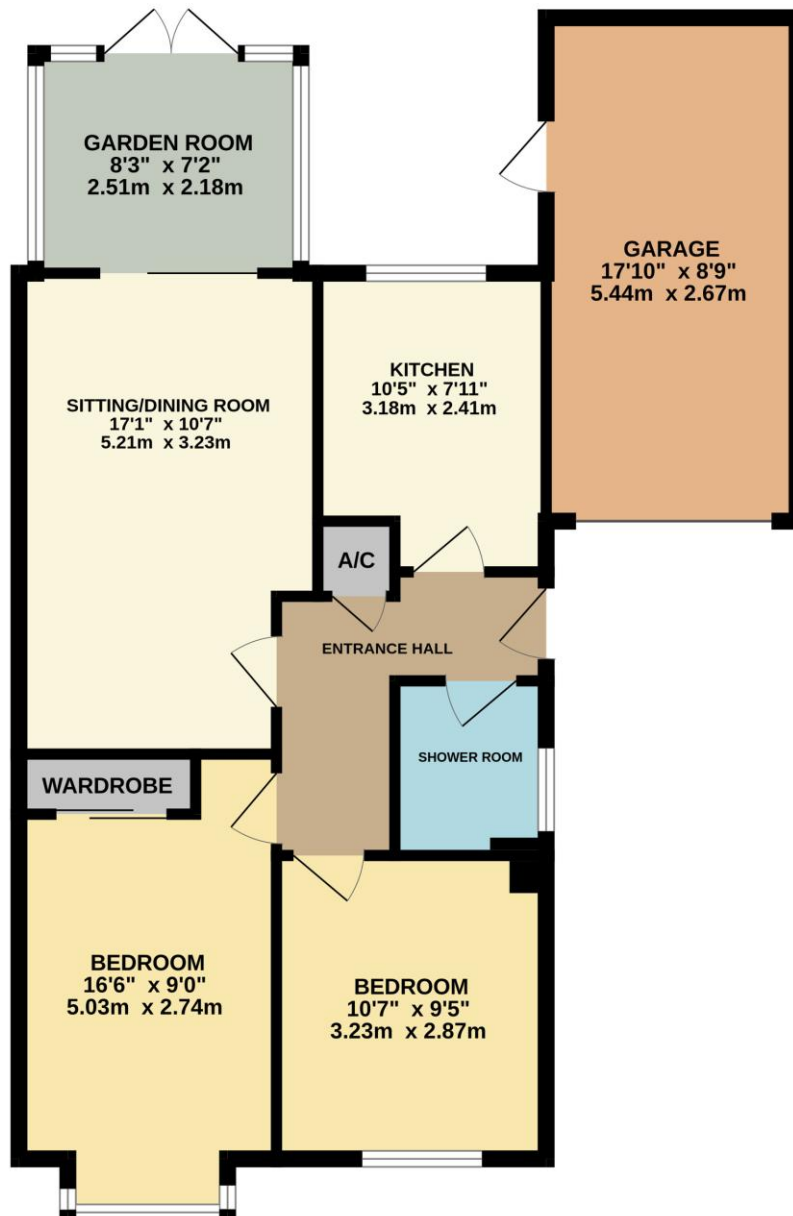
On entering the village via Prestleigh Road, continue past the doctors surgery and turn right into Leighton Lane directly opposite the pharmacy. Take the first turning right into Westbrook Vale, and turn immediately left. The property will be seen at the end of the cul de sac on the right hand side.







GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



WESTBROOK VALE, EVERCREECH

TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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