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£340,000 Freehold

2 Maesdown Road
Evercreech
Somerset, BA4 6LD

COOPER
AND
TANNER



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Description

An opportunity to purchase an extended semi-detached house occupying a corner plot, offering good sized accommodation. The property includes three bedrooms, modern bathroom, open plan kitchen/dining room, a large garden, double garage and an extensive amount of off-road parking.

A double glazed door opens into the entrance hall, which has a staircase rising to the first floor and door into the sitting room. Located to the front, with exposed floorboards, a woodburner and built in cupboards. From here a door leads into the dining room which opens onto the kitchen. Fitted extensively with a modern range of units including an island, integrated dishwasher, double oven, microwave, cooker hood, single drainer sink unit, plumbing for washing machine and space for fridge / freezer. The dining room is light and airy with understairs cupboard. The rear hall gives access to the driveway and to the downstairs cloakroom fitted with a modern suite.

On the first floor, there is a fitted cupboard, three bedrooms, two doubles and a good sized single. The larger than average bathroom is fitted with a modern white suite of twin shower cubicle, freestanding ball and claw bath with mixer tap attachment, wash hand basin on vanity stand and low level wc.

Outside

A surfaced driveway provides extensive parking and gives access to the double garage (potential for annexe STPP). This is currently divided into a garage / workshop and an area currently used for dog grooming. This area could easily be reinstated back into the main garage or enhanced further to suit a number of uses. There is personal door, power, light, water and roof storage space. The gardens extend to the side and rear of the property, laid mainly to lawn with a decked seating area, a variety of shrubs and trees. There is a further set of gates and vehicle access at the end of the garden. A timber outbuilding is currently used for storage. The adjoining neighbour has a right of way across the rear garden.

Location

Evercreech provides many amenities including a Cooperative store, Bakery, Pharmacy, Doctors Surgery and a Primary School. The centres of Wells, Frome, Shepton Mallet, Bath, Bristol and Castle Cary with its mainline station to London Paddington are within travelling distance.

Directions

Leave Shepton Mallet heading south on the A37. At the roundabout take the first exit signposted A371 towards Castle Cary. Travel through the village of Prestleigh and turn left signposted Evercreech. On entering the village, the 1st turning on the left is Maesdown Road, where the property will be seen on the corner.

Local Information Shepton Mallet

Local Council: Somerset County Council

Council Tax Band: B

Heating: Gas heating system

Services: Mains gas, electricity, water and drainage are all connected.

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Evercreech (Primary) Castle Cary & Shepton Mallet (Primary and Secondary)

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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