



 3  2  1 EPC D

£310,000 Freehold

16 Neales Way  
Evercreech  
Somerset, BA4 6LA

**COOPER  
AND  
TANNER**



# 16 Neales Way Evercreech Somerset, BA4 6LA

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## Description

An opportunity to purchase an extended semi-detached house within a popular residential area. The property includes three bedrooms, modern bathroom, open plan kitchen/dining room, a dual aspect sitting room, a large rear garden, and a substantial timber summer house / studio.

A double glazed door opens into the entrance lobby, which has a staircase rising to the first floor and doors into the sitting room and kitchen / dining room. The dual aspect sitting room is a light and airy room with wood effect flooring, patio doors to the rear garden and a centrally placed open fireplace with tiled hearth, surround and mantel. Across the hall the kitchen / dining room is fitted with a cream range of base, drawer and wall units and wood effect work tops incorporating single drainer sink unit, space for freestanding cooker, and washing machine. There is an open tiled fireplace with Chinese slate tiles to the floor and ample space for dining table and chairs. The kitchen opens into the extension which offers versatile space which can be used as an office / study, and also has a downstairs cloakroom.

On the first floor, there are three bedrooms, two doubles, both with built in cupboards and a good sized single. The bathroom is fitted with a modern white suite of low level wc, pedestal wash hand basin and freestanding double ended bath with shower.

## Outside

The front is part gravelled and used by the current owners for off road parking, and lawn with a central path to the front door which continues to the side and rear of the property. The large garden is laid mainly to lawn with raised borders. There are gravelled and paved seating areas, one being outside the timber summer house / studio. The summer house has power, water and drainage connected creating the perfect entertaining area or an ideal space for those working from home or wanting a space for exercising.

## 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

On entering the village of Evercreech, take the second turning on the left into Neales Way. Proceed towards the end of the road where the property will be seen on the left hand side just before the Primary school.

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



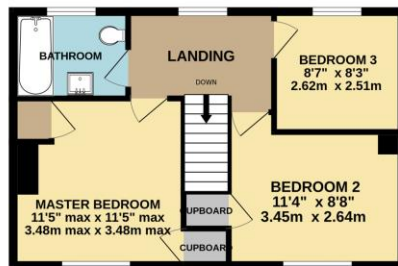
## Nearest Schools

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

GROUND FLOOR



1ST FLOOR



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