

# 35 Shapway Road, Evercreech BA4 6JT

COOPER  
AND  
TANNER



## Offers in Excess of £320,000 Freehold

An extended semi detached bungalow offering deceptively spacious and versatile accommodation presented in good order with three bedrooms, study, utility / cloakroom, first floor bathroom, an enclosed rear garden and a garage / workshop.

# 35 Shapway Road, Evercreech, BA4 6JT

 3  2  1 EPC C

## Offers in Excess of £320,000 Freehold

### DESCRIPTION

This semi detached bungalow has been extended by the current owners to create versatile accommodation arranged over two floors which is presented in good order throughout.

A double glazed door leads into the front porch with a further door leading into entrance hall. There is a useful cloaks cupboard, a door to the study and a door to the sitting room/dining room. This good sized room has a large double glazed window to the front, ample space for sofas, a dining table and chairs. From here a door leads into the inner hall with staircase rising to the first floor accommodation. The utility / cloakroom is well fitted with a useful laundry area incorporating Belfast style sink, low level wc, plumbing and space for washing machine and space for tumble dryer. The master bedroom is located on the ground floor with window overlooking the rear garden. Adjoining this room is the kitchen/diner which is fitted with a range of modern base, drawer and wall units incorporating single drainer sink unit, canopy, space for a gas range cooker, an integrated dishwasher, space for freestanding fridge / freezer and breakfast table and chairs. A double glazed door leads out to the rear garden.

On the first floor, the landing gives access to a large walk in cupboard housing the gas boiler, two double bedrooms with sloping ceilings and the family bathroom. This is fitted with a modern suite of low-level wc wash hand basin set on vanity unit, twin shower cubicle and a freestanding double ended bath.

### OUTSIDE

The frontage is gravelled and used by the current owner for off-road parking. A path leads to the side and into the rear garden which is landscaped to provide paved seating areas, lawn and raised vegetable planters and borders. There is a timber workshop / shed measuring 18' x 7'. From the garden there is a personal door giving access into the garage with power, light, additional workshop area, electric garage door and personal door to the parking area in front of the garage.

### ADDITIONAL INFORMATION

Gas heating. All mains' services are connected. Council Tax Band B.

### LOCATION

Evercreech is well placed for travel to the main centres of Bath, Bristol, Frome, Shepton Mallet and Castle Cary with its main line station to London Paddington. The village offers a range of facilities to include a co-op with -post office, bakery, pharmacy, doctors' surgery, a primary school, public house and a parish church.

### DIRECTIONS

On entering the village of Evercreech via Prestleigh Road, take the 3rd turning on the left into Shapway Lane. Follow the road past the playing fields and continue to the first turning on the left ( Shapway road). Follow the road until the last turning on the left and the property will be seen just on the right hand side.







# Shapway Road, Evercreech, Shepton Mallet, BA4



Denotes restricted head height

Approximate Area = 1112 sq ft / 103.3 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Garage = 290 sq ft / 26.9 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 1549 sq ft / 143.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1373067

## SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

[Sheptonmallet@cooperandtanner.co.uk](mailto:Sheptonmallet@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

