

# Springwell,

Evercreech, BA4 6JB

COOPER  
AND  
TANNER



£420,000 Freehold

A deceptively spacious and versatile three bedroom double fronted character property which has been well maintained by the current owners with enclosed rear garden, workshop/studio and off road parking for two cars.

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 3  2  1 EPC

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## DESCRIPTION

You enter the property into the central entrance hall with part exposed stone wall, staircase rising to the first floor with understairs area and doors to principal rooms. The good sized sitting room has beams to ceiling, feature fireplace with exposed stone, inset wood burner on raised hearth, leaded windows to front and rear. Across the hall is the dining room. Again a good sized room large enough for a family sized table and chairs. There is an ornamental fireplace and leaded light window to front. At the end of the entrance hall is the kitchen fitted in a typical cottage style incorporating stainless steel single drainer sink unit and work surfaces. There is ample undercounter space for white goods, including plumbing for washing machine and dishwasher. The painted chimney breast houses the electric Rangemaster range cooker. There are pine wall mounted units, a base unit, a corner larder cupboard and painted panelled ceiling. A stable door gives access to the rear garden.

On the first floor, the split landing gives access to the three double bedrooms. The main bedroom to the front is fitted with a range of floor to ceiling part glazed wardrobe units and has a shelved recess. The double bedroom to the rear has a built in cupboard housing the gas boiler and enjoys an outlook over the rear garden. The smaller double bedroom is also fitted with floor to ceiling wardrobes with bi fold doors. Completing the accommodation is the family bathroom fitted with a four piece suite of panel enclosed bath, walk in double shower cubicle, low level wc and pedestal wash hand basin.

## OUTSIDE

There is off road parking for two cars in front of the property. Accessed from the kitchen stable door is the enclosed courtyard style garden planted with a variety of shrubs and plants and an adjoining outside store. This makes an ideal space for entertaining with room for table, chairs and bbq. Across the private pathway is the 2<sup>nd</sup> area of garden which is enclosed by mature hedging, wall and fence and is laid mainly to lawn with a variety of planted trees, shrubs and plants. There is a purpose built studio/workshop which is insulated with power, light and wifi connected. This building makes an ideal space for those working from home, wanting a craft room, a gym or a family entertainment area. The shared pathway is only accessible to the residents and has a secure outer gate.

## ADDITIONAL INFORMATION

Gas radiator heating system. Mains electricity, water, gas and drainage are connected. Council Tax Band D.

## LOCATION

Evercreech offers many amenities including a Cooperative supermarket / post office, a bakery, a pharmacy, doctors surgery and a primary school. Situated close to the centres of Shepton Mallet, Bruton and Castle Cary with its main line train station to Paddington London.

## DIRECTIONS

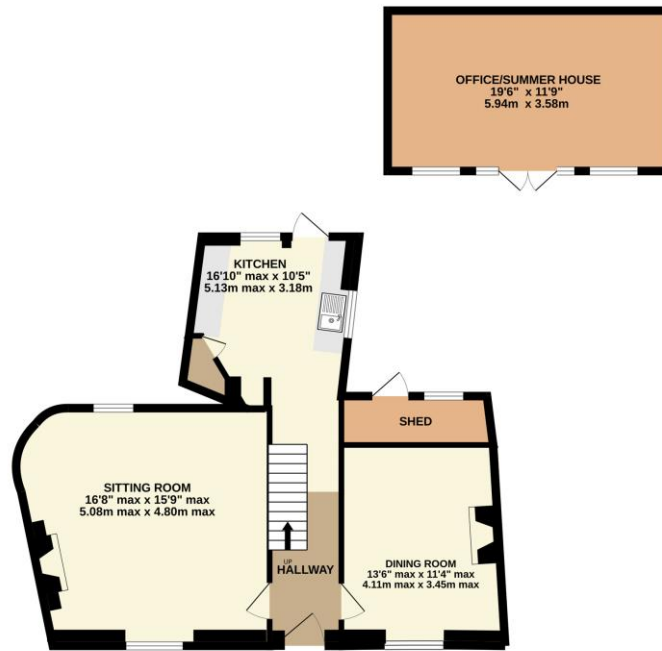
On entering the village via Prestleigh Road, proceed into the centre of the village, continue past the Cooperative store on the right. Take the 2<sup>nd</sup> turning on the right into Weymouth Road. Proceed through a series of bends. The property will be seen on the right hand side just before the entrance to The Drang.



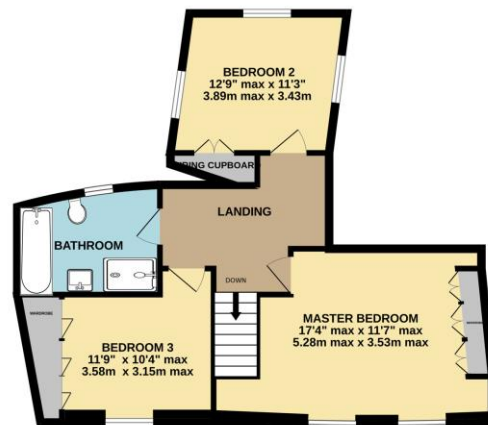




GROUND FLOOR



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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