

# Cloverlea,

Evercreech BA4 6JW



**£305,000 Freehold**

A well-proportioned detached two double bedroom bungalow presented in good order throughout with a large walled garden and driveway parking for several vehicles. Being a "Woolaway" construction this property is only suitable for cash buyers.

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**£305,000 Freehold**

## DESCRIPTION

This detached "Woolaway" constructed bungalow located in a quiet "No Through Road" location has been modernised and improved by the current owners to create a light and airy home.

The property is entered into the entrance porch with further door into the "L" shaped entrance hall providing the perfect "meet and greet" space with doors to the principal rooms.

Located to the front of the property, the modern kitchen is fitted with range of matching units and wood block surfaces incorporating a double bowl stainless steel sink unit, induction hob, double oven, canopy, wall mounted gas boiler, plumbing for washing machine, space for freestanding fridge / freezer, built in larder, double glazed door to side and window to front. Enjoying a view over the rear garden, the sitting / dining room has an ornate tiled fireplace with inset wood burner on tiled hearth and French doors to the double glazed conservatory.

Across the entrance hall, are two double bedrooms, the master bedroom has fitted mirror fronted triple wardrobes and a view over the garden. The modern shower room has been fitted with a white suite of wash hand basin inset on vanity unit, a walk in twin shower and a low level wc.

Completing the accommodation, the double glazed conservatory enjoys a view over the garden, with power, light French doors.

## OUTSIDE

The property is approached through gated access to the gravelled driveway, where there is parking for a number of vehicles and access to the entrance porch. A pedestrian gate to the side leads into the very private courtyard seating area and on into the rear garden.

The enclosed private walled garden is laid mainly to lawn with well stocked borders, which include apple, plum and hazel nut trees. An adjoining workshop / store has a cloakroom with low level wc.

Adding another dimension to the property is the TIMBER LODGE with power, light, water, drainage and an electric heater comprising an office space, sitting room, kitchenette with Belfast sink and a raised mezzanine floor.

## ADDITIONAL INFORMATION

Gas fired radiator heating. All mains' services are connected. Council Tax Band B. Being a "Woolaway" construction this property is only suitable for cash buyers.

## LOCATION

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

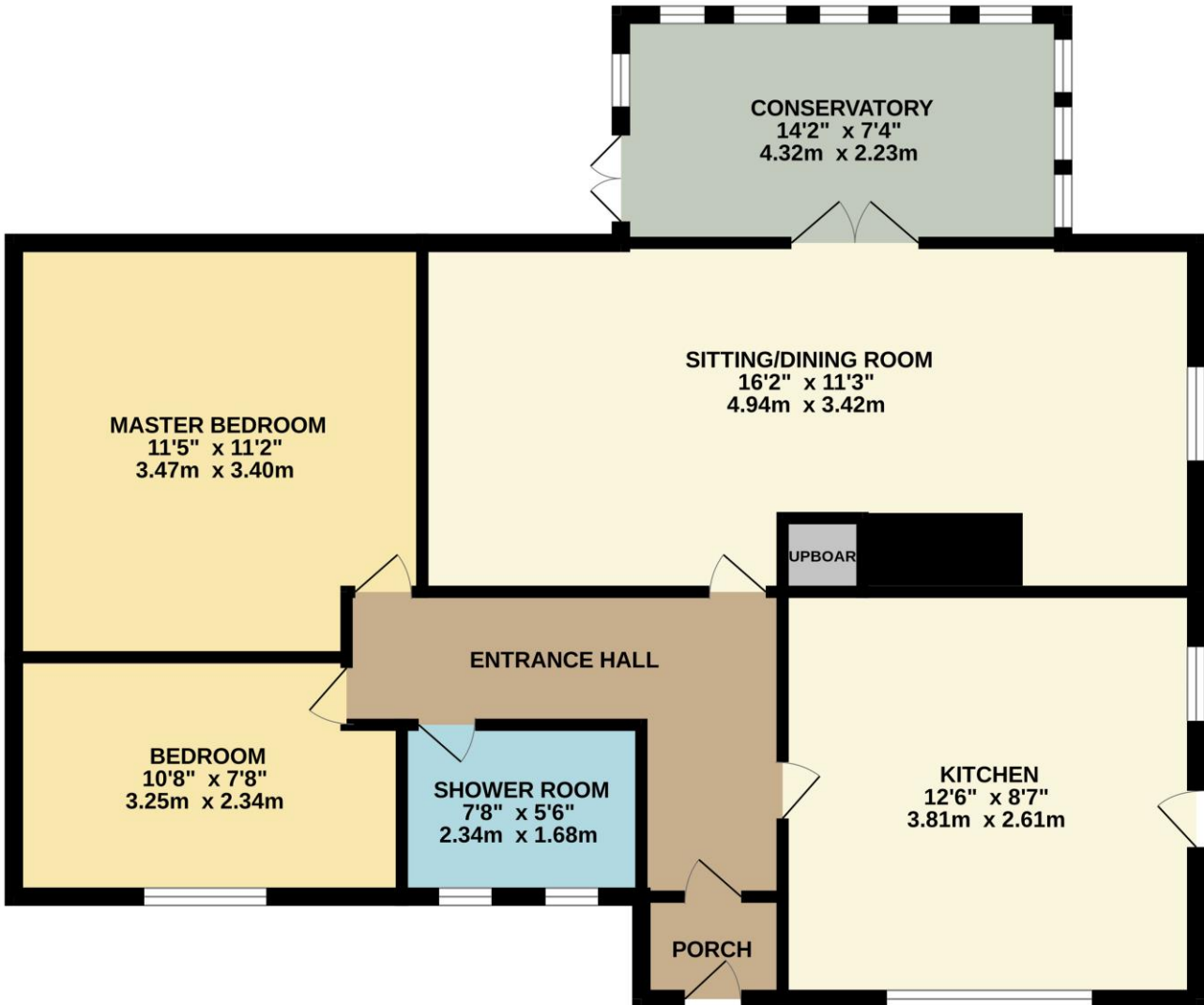
## DIRECTIONS

Enter the village of Evercreech via Prestleigh Road. Turn right in front of the Coop into Victoria Lane (a narrow No Through Road). The property is a short distance along on the left hand side.





# GROUND FLOOR



CLOVERLEA, VICTORIA LANE, EVERCREECH, SHEPTON MALLET, SOMERSET, BA4 6JW

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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