

# 3 Pheasant Close, Evercreech, BA4 6BH



**£270,000 Freehold**

Situated in a popular residential area on the edge of the village of Evercreech this well presented two bedroom modern house offers well proportioned accommodation with a south facing rear garden and off road parking. Internal viewing is highly recommended.

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 2  1  1 EPC B

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## DESCRIPTION

Built by Barratt Homes and located in a quiet cul de sac this end terrace house still has the remainder of an NHBC.

Approached from the front the entrance door leads into the good sized entrance hall which offers a good space for coats and shoes. There are doors to the sitting room, and to the downstairs cloakroom which is fitted with a white modern suite of low level wc and wash hand basin.

The good sized sitting room is located to the front and has staircase to the first floor, double glazed window with plantation blinds and a door leads on into the kitchen / dining room. Enjoying a view over the rear garden and being south facing, there is an extensive range of matching base, drawer and wall units incorporating single drainer sink unit and work surfaces. There is an integrated gas hob, single oven, canopy, integrated dishwasher, plumbing for washing machine, space for freestanding fridge / freezer and a table and chairs. There is a wall mounted gas combi boiler, a large understairs cupboard and double glazed french doors to the garden.

On the first floor the landing gives access to the two bedrooms and family bathroom. The master bedroom with a large walk in dressing room / wardrobe with light. The bathroom has a white suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower and screen.

## OUTSIDE

The front and side gardens are gravelled for ease of maintenance. There is allocated parking to the side of the property and a pedestrian gate into the south facing enclosed rear garden which is landscaped to comprise a paved terrace, lawn and borders. There is a good sized timber Summer House.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council tax band B.

## LOCATION

Evercreech lies south of Shepton Mallet and 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 Cooperative mini-supermarket, Bakery, Pharmacy, doctors surgery, a primary school, public house and a parish church.

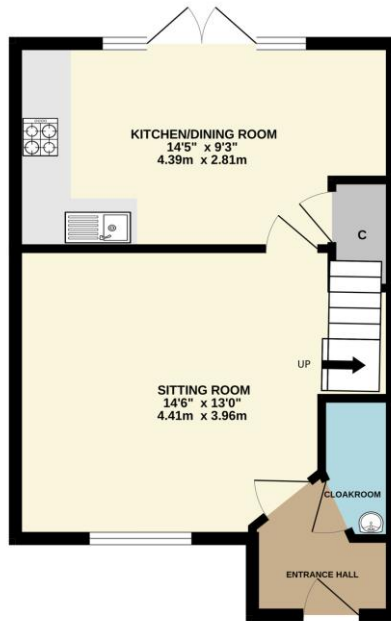
## DIRECTIONS

From Shepton Mallet, proceed out of town on the Cannard's Grave Road to the roundabout, turning right onto the A37. At the next roundabout, take the first exit onto the A371 towards Castle Cary. Opposite the Royal Bath & West Showground, turn left signposted Evercreech and towards the village. Take the first turning on the right into Kingfisher Road. Pheasant Close will be seen a short distance on the right hand side. The property will be seen on the left.

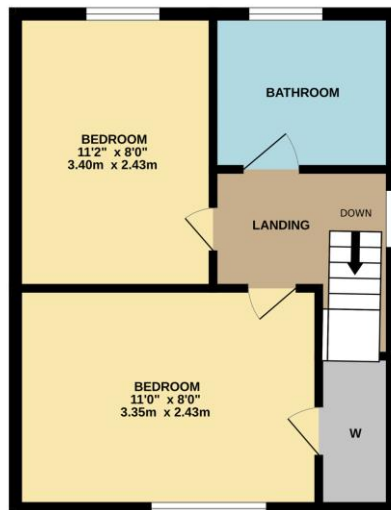




GROUND FLOOR



1ST FLOOR



PHEASANT CLOSE

TOTAL FLOOR AREA : 661sq.ft. (61.4 sq.m.) approx.

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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