

# Brynhyfryd, Prestleigh, BA4 4NL

COOPER  
AND  
TANNER



**£350,000 Freehold**

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A detached bungalow offering good sized accommodation in a large plot with lots of potential and ideal for buyers requiring off road parking for a range of vehicles. Offered with no onward chain.

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## DESCRIPTION

The main entrance door opens into the central entrance hall providing the perfect "meet and greet" space with doors to principal rooms. The spacious sitting room has a double glazed bay window and enjoys views over the mature gardens. Across the hall is the main bedroom also with a double glazed bay window and fitted with a range of units including wardrobes and overbed storage units. Adjoining this room is the second bedroom. The bathroom is fitted with a white modern suite comprising low level wc, wash hand basin inset into vanity unit, "L" shaped panel enclosed bath with mixer tap shower attachment and screen, heated towel rail and ceramic tiling. The kitchen / dining room being the heart of the property has an extensive range of matching units incorporating single drainer sink unit, work surfaces, an island unit, double oven, ceramic hob, cooker hood, plumbing for dishwasher and work surfaces. There is also ample space for dining table and chairs and a freestanding fridge / freezer. From here double glazed french doors lead into the Conservatory. A part glazed door leads into the utility room which has plumbing for washing machine, vent for tumble drier and door to garden. Throughout the property there are high ceilings, double glazing and LPG radiator heating.

Council Tax Band D

## OUTSIDE

The property benefits from a good sized plot measuring 0.23 acres and has vehicular access from both sides of the plot. The mature garden is laid mainly to lawn with seating areas interspersed around the variety of mature trees and shrubs. A path leads around the property and to all areas of the garden. There are hardstandings for sheds / greenhouses. The detached garage has personal door into the garden. Double gates lead into the front parking area ideal for a multiple vehicles. There is also gated access to the rear of the property where there is another area of parking.

## LOCATION

Prestleigh is a small village lying between the market towns of Shepton Mallet and Castle Cary. However, the nearby village of Evercreech offers many amenities - a Cooperative supermarket, Bakery, Pharmacy, Doctors Surgery and a Primary School. Situated close to Shepton Mallet, Bruton and Castle Cary with its main line train station London. to Paddington.

## DIRECTIONS

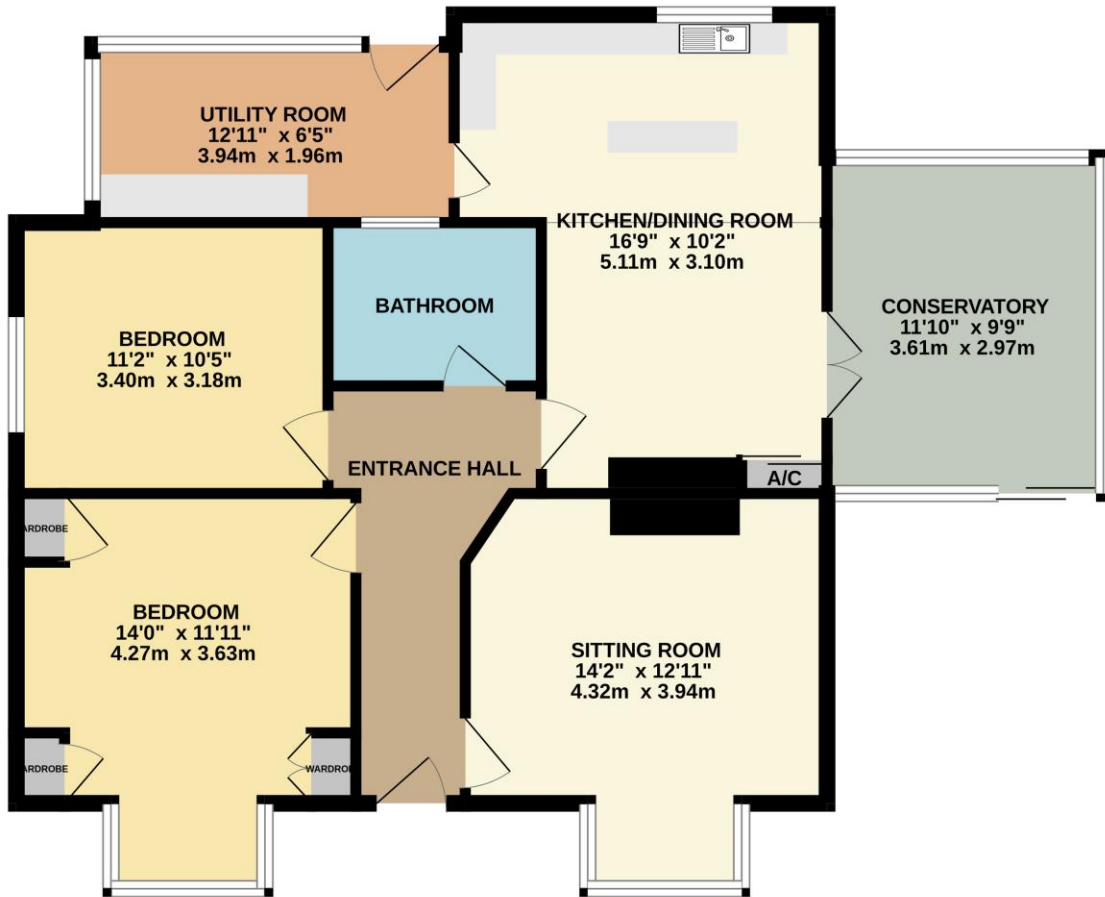
Leave Shepton Mallet heading south on the A371 towards Evercreech and Castle Cary. On entering the village of Prestleigh, the front access will be seen on the right hand side just before the turning into the Mendip School. Take this right turn, follow the road around to the right. The rear of the property will be seen a short distance along on the right hand side.







GROUND FLOOR  
905 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 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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