



 1  1  1 EPC C

£125,000 Leasehold

Flat 8, Hopton Court  
Bowns Close, Evercreech  
Shepton Mallet, Somerset, BA4 6NY

**COOPER  
AND  
TANNER**





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## Description

A well-presented one bedroom first (top) floor flat situated within walking distance of the local village shops, pubs and amenities. The property benefits from allocated off road parking and a generous size garden, private to the flat. An ideal first time or investment purchase.

A communal door to the ground floor (shared with one other property) leads up to the entrance of the flat. The hall provides space for coats along with a built in storage cupboard and cupboard housing the boiler for the gas-fired heating and hot water. A door provides access into the bathroom. Fitted with a matching white suite, the bathroom has a low level WC and wash hand basin set into a vanity unit and a panelled bath with a shower over. From the hall, a door then leads through to the light and airy sitting/dining room, which has two double glazed windows facing East. The kitchen is open plan with both floor and wall units, an includes an integrated double oven, induction hob, fridge/freezer and a washer/drier. Adjoining the sitting room is one double bedroom with window facing south.

## Outside

The property benefits from one allocated off road parking space. A particularly generous sized garden unusual to find with a flat. Laid to lawn with raised flower beds and a large hardstanding area suitable for seating or further outbuilding base, the garden is self contained and includes a good size shed.

## Location

Evercreech is a large and thriving Mendip village providing many amenities such as a Cooperative mini-supermarket, Bakery, Pharmacy, Motor Repair Garage, Doctors Surgery and a well-regarded Primary School with a 'Good' Ofsted Rating. The village is situated close to Shepton Mallet, Castle Cary and Bruton with easy access from the A371. The cities of Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach. There is a main line train station at Castle Cary (4 miles away) with regular and direct services to London. There is also frequent bus services that visit Shepton Mallet and the neighbouring towns.

## Directions

From Shepton Mallet, proceed out on 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 head into the village. Turn right into Weymouth Road and take the third left into Oxford Street. Turn immediately right into Bowns Close. Follow the road around to the right hand side and to the end of the cul-de-sac, where Hopton Court can be found.

## Management Charges

We understand there is an annual management fee payable of approx. £200 per annum.

Local Information Evercreech

**Local Council:** Somerset Council

**Council Tax Band:** A

**Heating:** Gas-fired heating

**Services:** Mains gas, electricity, water and drainage are all connected

**Tenure:** Leasehold (961 years)



### Motorway Links

- M5
- M4



### Train Links

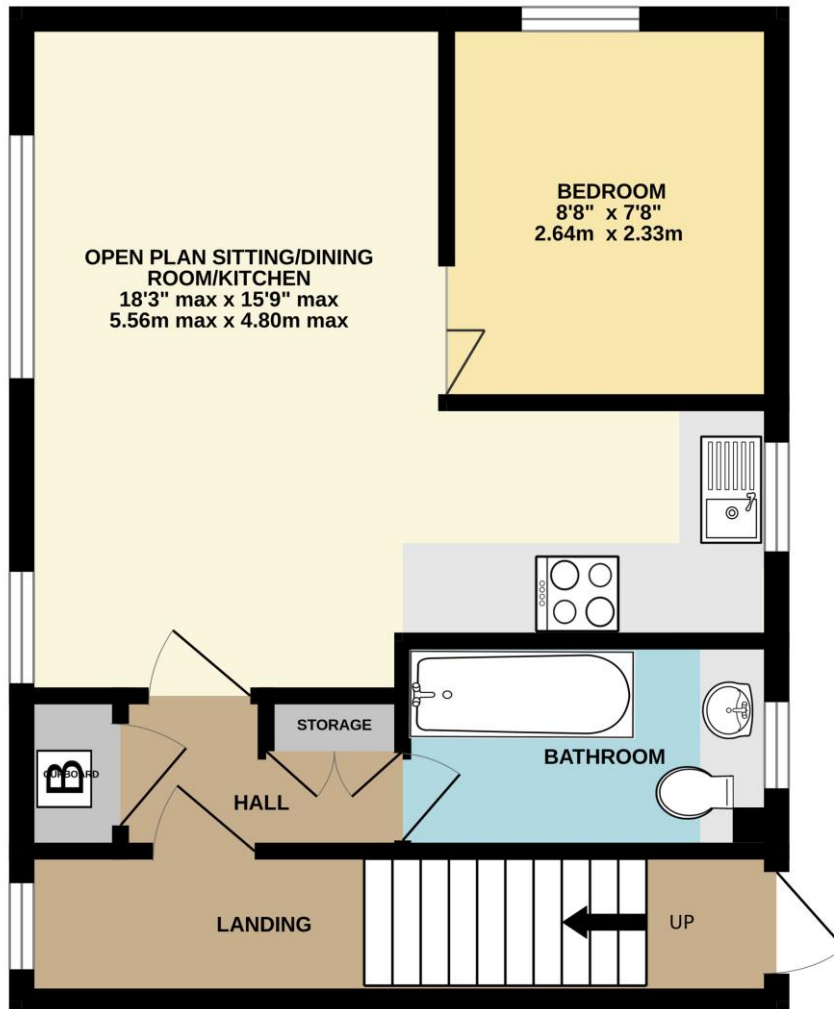
- Castle Cary
- Bristol Temple Meads & Bath Spa



### Nearest Schools

- Evercreech Primary
- Shepton, Bruton, Ansford

## GROUND FLOOR



HOPTON COURT, BOWNS CLOSE, EVERCREECH BA4 6NY

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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