

# 9 Southwood Cottages, Southwood, Evercreech, BA4 6LX



**£267,500 Freehold**

An extended end of terrace cottage with original features, two reception rooms, a master bedroom with an ensuite shower room and plenty of parking. Offered with no onward chain.

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## DESCRIPTION

A door to the front of the property opens into the entrance hall, with staircase rising to the first floor and a door through to the sitting room the focal point of which is a brick lined fireplace with wooden surround and mantel. From here a further door leads into the good sized second reception room which could be used as a family sitting / dining room. This room has a wood burner, an understairs cupboard and is semi open plan to the kitchen. Fitted with an extensive range of base, drawer and wall units incorporating a single drainer sink unit, ceramic hob, oven and canopy into work tops. There is also space for free standing fridge / freezer and washing machine. The oil fired boiler provides the hot water and radiator heating. A double glazed window overlooks the garden and there is a door to the side.

On the first floor, there are three bedrooms, the master bedroom has built in cupboard and an ensuite shower room fitted with twin shower cubicle, low level wc and pedestal wash hand basin. The other two bedrooms have feature fireplaces. Completing the accommodation on this floor is the family bathroom which is fitted with a white suite comprising panel enclosed bath, low level wc and pedestal wash hand basin. From the landing a door and staircase rising to the attic room, with roof light and could have a variety of uses, including a children's play room or home office.

## OUTSIDE

There is off road parking for several cars and access to the car port which has front and rear doors allowing vehicular access to the rear garden. This has been designed for low maintenance with a paved terrace (which could be used for additional parking or incorporated into the garden), a large decked terrace with steps down to a lower lawn level and a good sized outbuilding (17'5" x 12' internally) with power and light.

## AGENT'S NOTE

We would like to advise prospective purchasers that the adjoining property has a pedestrian right away across the rear of the property.

## ADDITIONAL INFORMATION

Oil fired central heating. Mains water and electricity are connected. Shared private drainage. Council Tax Band C.

## LOCATION

Southwood is a small hamlet on the outskirts of the nearby village Evercreech, where a range of amenities such as a Co-operative mini-supermarket, bakery, pharmacy, doctors surgery and a primary school can be found. The property is within reasonable travelling distance to the centres of Bath, Bristol, Yeovil, Shepton Mallet, Frome and Castle Cary with a main line train station Paddington London.

## DIRECTIONS

Leave Shepton Mallet heading south on the A37. Proceed past the Cannards Well Inn. At the roundabout take the first exit towards Castle Cary (A371). Continue past the Bath & West Showground on the right. The property is on the right hand side just past the Pecking Mill Inn on the left and before reaching "Bradford's"







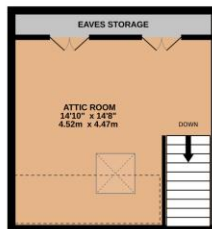
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SOUTHWOOD COTTAGES

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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