

Westbrook Vale

Shepton Mallet, BA4 6JN

COOPER
AND
TANNER



£420,000 Freehold

Occupying a quiet corner plot this extended detached bungalow pleasantly situated in a popular residential cul-de-sac position, within the village of Evercreech. The property offers versatile accommodation to include first floor study / 4th bedroom / attic room, wrap around gardens, single garage, parking and is offered with no onward chain.

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 3  2  1 EPC TBC

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DESCRIPTION

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On entering the property, there is an L-shaped tiled hallway with built in storage cupboard and doors to the main rooms. The light and airy sitting room has a fireplace with doors to the hexagonal conservatory and the fitted kitchen. The kitchen is fitted with a range of matching floor, wall units and worksurfaces with integrated appliances to include eye-level double oven, hob and dishwasher and is semi open plan to the family / dining room with french doors to the garden and a staircase to the 4th bedroom / study. The conservatory located off the sitting room enjoys an outlook over the landscaped embankment. There are three bedrooms, the master bedroom has a double glazed window to the front and incorporates floor to ceiling fitted wardrobes at one side of the room. Completing the accommodation on the ground floor is a modern shower room. Accessed from the family / dining room is the 4th bedroom / study / attic room with eaves storage space and views of the garden.

OUTSIDE

To the front of the property the driveway provides parking and gives access to the garage which has power, light, roof storage space and personal door to the garden. There is an attached timber workshop. The wrap around gardens are enclosed and laid mainly to lawn with well stocked borders, mature shrubs and trees. To the rear of the property are paved seating areas. Steps lead onto the landscaped former railway embankment.

LOCATION

Evercreech is a large Mendip village providing many amenities such as a Cooperative supermarket, Bakery, Pharmacy, Doctors Surgery and a well-regarded Primary School. Situated close to Shepton Mallet, Bruton and Castle Cary with its main line train station with regular services to London.

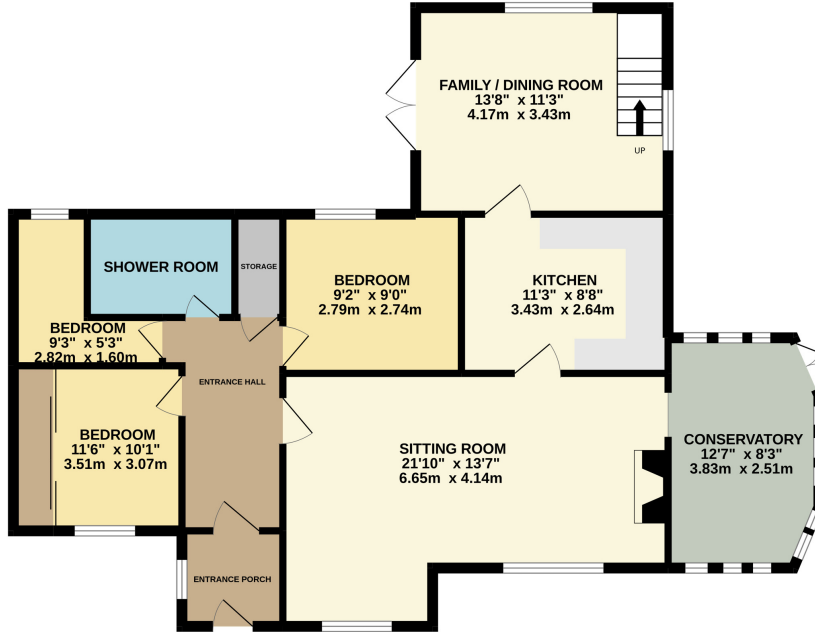
DIRECTIONS

On entering the village of Evercreech via Prestleigh Road, turn right opposite the village pharmacy into Leighton Lane. After a short distance turn right into Westbrook Vale. Take the 2nd turning left. The property can be found the last property on the left hand side.

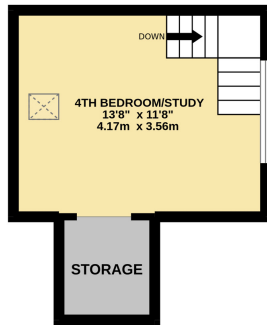




GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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