

Westbrook Vale

Evercreech, BA4 6JN

COOPER
AND
TANNER



£210,000 Freehold

A light and spacious two bedroom end-of-terrace property being offered with no onward chain. The property benefits from front and rear garden as well parking to the rear with space for two vehicles. Internal Viewing comes highly recommended.

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DESCRIPTION

A light and spacious two bedroom end-of-terrace property being offered with no onward chain. The property benefits from front and rear garden as well parking to the rear with space for two vehicles. In brief, the accommodation comprises of entrance hall with stairs rising to the first floor and a door leading to the spacious living room, kitchen with integrated appliances, two good sized bedrooms and bathroom with separate shower and full size bath. Potential to extend to side and/or rear (subject to necessary planning permission). Internal viewing comes highly recommended.

OUTSIDE

To the front of the property is a low maintenance garden with mature shrubs and footpath leading to the front door. To the rear of the property is parking for up to two vehicles and personal gate which leads to the back garden. The low maintenance garden is encompassed by walling and fencing, laid mainly to grass and pebbles, giving plenty of opportunity for the new owner to put their own stamp on the garden.

LOCATION

Evercreech is a large and thriving Mendip village providing many amenities such as a Co-operative mini-supermarket, a bakery, a pharmacy, a motor repair garage, a 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 mainline train station at Castle Cary (4 miles away) with regular and direct services to London. There are also frequent bus services that visit Shepton Mallet and the neighbouring towns.

DIRECTIONS

From Castle Cary head north on the A371 towards Shepton Mallet. Before reaching the Bath and West showground turn right into Leighton Lane and follow the road towards the village. On entering the village, take the second left, signposted Westbrook Vale and the property can be found on the right hand side.

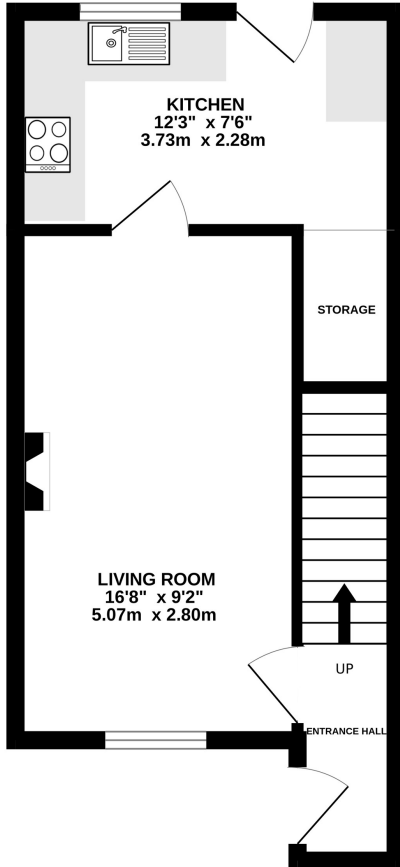
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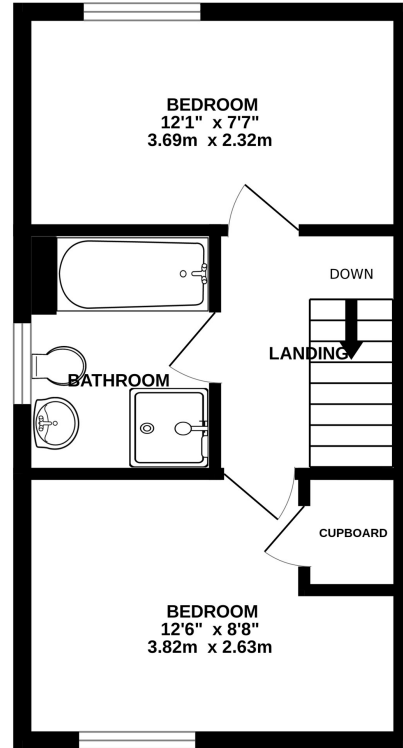




GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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