

# 2 Neales Way, Evercreech, BA4 6LA

COOPER  
AND  
TANNER



£310,000 Freehold

A deceptively spacious three bedroom end terrace house occupying a corner plot with a first floor shower room, downstairs cloakroom, large rear garden and carport. Situated close to the village amenities and offered with no onward chain.

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## DESCRIPTION

The property is approached from the front into the entrance hall, where a door leads into the sitting room and a door gives access to the downstairs cloakroom. The extended sitting room is a light and airy "L" shaped room with dual aspect double glazed windows, staircase rising to the first floor, a large walk in cupboard / study and a feature fireplace with raised hearth and wooden mantel. A double width opening leads into the kitchen / dining room, where there is an extensive range of base, drawer and wall units, incorporating single drainer sink unit, ceramic hob, double oven, cooker hood, tiled floor, plumbing and space for washing machine and dishwasher. There is also space for a free standing American style fridge / freezer and room for a family table and chairs. From here a door leads into the rear hall and on into the garden as well access into the workshop which is fitted with power and light.

On the first floor there are three double bedrooms, the master bedroom has a built in cupboard. Completing the accommodation is the family shower room which has a suite of low level wc with concealed cistern, wash hand basin inset into vanity unit and a shower cubicle.

## OUTSIDE

The front garden is laid to lawn with paved pathway which leads to the front door and continues to the pedestrian side access. The surfaced driveway provides off road parking for several vehicles and leads to the carport.

Fully enclosed the south west facing rear garden is mainly laid to lawn with a paved terrace. Stepping stones lead across the garden to the BBQ area.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected.  
**Council Tax band B**

## LOCATION

Evercreech provides many amenities including a Cooperative store, Bakery, Pharmacy, Doctors Surgery and a Primary School. The centres of Wells, Frome, Shepton Mallet, Bath, Bristol and Castle Cary with its mainline station to London Paddington are within travelling distance.

## DIRECTIONS

Leave Shepton Mallet heading south on the A37. At the roundabout take the first exit signposted A371 towards Castle Cary. Travel through the village of Prestleigh and turn left signposted Evercreech. On entering the village, take the 2<sup>nd</sup> turning on the left into Neales Way. The property will be seen on the left hand side.

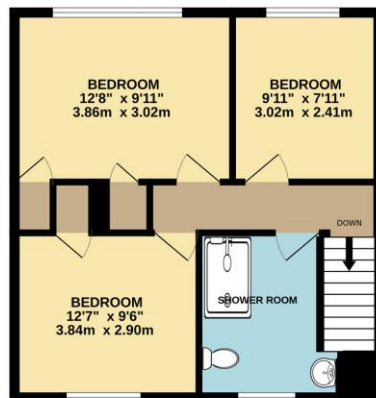




GROUND FLOOR



1ST FLOOR



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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