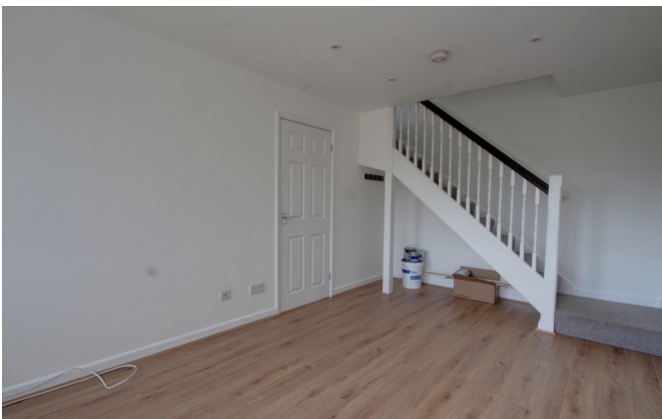


# Leighton Lane

Evercreech, BA4 6JU

COOPER  
AND  
TANNER



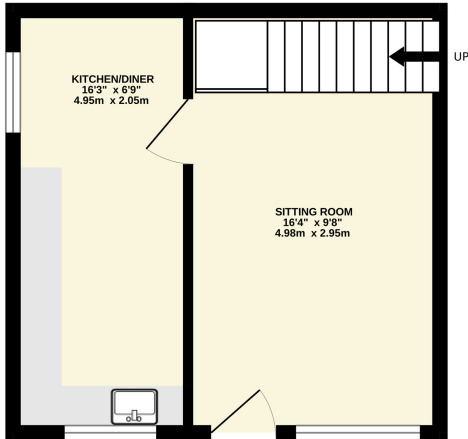
£215,000 Freehold

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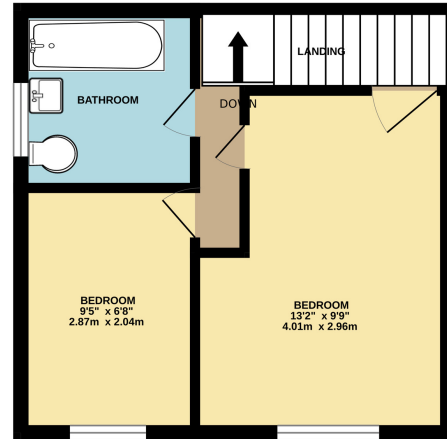
## Description

A double glazed front entrance door leads into the sitting room with staircase rising to the first floor and door to the kitchen / diner. This room is fitted with a modern range of base, drawer and wall units incorporating single drainer sink unit, plumbing for washing machine, integrated fridge / freezer, ceramic hob, oven and cooker hood. There is room for small table and chairs. On the first floor the accommodation comprises the master bedroom with built in cupboard / wardrobe, a good sized single bedroom and family bathroom with a white suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower and screen. There is an enclosed garden to the front and allocated parking to the rear of the property.

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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## Features

- Two bedrooms
- Modern fitted kitchen / diner
- First floor bathroom
- Allocated parking
- Gas heating system
- Double glazing
- Walking distance of village facilities
- Council Tax Band B



## Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating C

### SHEPTON MALLET OFFICE

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

[sheptonmallet@cooperandtanner.co.uk](mailto:sheptonmallet@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

