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£280,000 Freehold

41 Westbrook Vale
Evercreech
Somerset, BA4 6JN

**COOPER
AND
TANNER**



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Description

An extended end terrace house offering deceptive accommodation arranged over three floors close to the centre of the village and amenities.

A double glazed door leads into the entrance hall with wall mounted gas combi boiler, staircase to the first floor accommodation and door to the sitting room. Located at the front of the property with laminate flooring, double glazed window and a wood burner on a raised hearth. From here a door leads into the kitchen fitted with modern base and drawer units, induction hob, oven, single drainer sink unit, wooden work surfaces, wood effect flooring, walk in understairs cupboard / larder and an opening linking this room with the dining room. This light and airy room benefits from an outlook over the rear garden and a wood burner. From the kitchen there is a double glazed door to the carport / workshop.

On the first floor landing there are doors to the a double and a single bedroom (currently used as an office), family bathroom as well as a door and staircase to the attic bedroom. The family bathroom is fitted with a white suite of panel enclosed bath with shower, pedestal wash hand basin and low level wc. There is a small dressing area before the staircase rising to the main bedroom. There are two rooflights and eaves storage cupboards.

Outside

There is driveway parking providing off road parking for several; vehicles. Double timber doors lead into the adjoining Carport / workshop which open out into a further storage area. This space could have a multitude of uses. with power and light connected, door to the kitchen, door to the rear garden .

The rear garden is fully enclosed and comprises a paved patio, lawn and mature conifer hedge has pruned to expose a flower border. There is a further timber shed.

Location

Evercreech offers many amenities including a Cooperative supermarket / post office, a Bakery, Pharmacy, Doctors Surgery and a Primary School. The village is well place for access to the centres of Shepton Mallet, Bruton, Frome, Wells and Castle Cary with its main line train station to London Paddington. The larger centres of Bath, Bristol and Lutsgate airport are also with commuting distance.

Directions

On entering the village of Evercreech via Prestleigh Road, proceed to the centre of the village and turn right opposite the Pharmacy into Leighton Lane. Westbrook Vale is the first turning on the right. Take first turning on the right where the property will be seen on the left hand side.

Local Information Shepton Mallet

Local Council: Somerset County Council

Council Tax Band: B

Heating: Gas fired heating

Services: Mains gas, electricity, water and drainage are connected.

Tenure: Freehold



Motorway Links

- M5
- M4



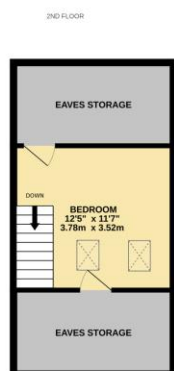
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Evercreech (Primary)
- Shepton Mallet & Ansford (Senior schools)



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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