

23 Shapway Road, Evercreech BA4 6JT

COOPER
AND
TANNER



£260,000 Freehold

A well-proportioned two-bedroom semi detached bungalow requiring some refurbishment, situated in cul de sac position within a popular village. Offered with no onward chain.

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 2  1  1 EPC B

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DESCRIPTION

This semi detached bungalow located in the popular village of Evercreech is offered with no onward chain. Requiring some refurbishment this property is ideal for those looking for spacious accommodation on one level.

The property comprises an entrance hall providing the perfect "meet and greet" space with access to two storage cupboards providing space for shoes and coats and doors to the principal rooms.

From here, a door leads into the kitchen, which has been fitted with a range of base, wall and drawer units and work surfaces incorporating single drainer sink unit, electric cooker, hob and extractor unit, plumbing for washing machine and dishwasher, and space for freestanding fridge / freezer. A door leads to the side porch with window and door to the shingled footpath to the side of the property. From the entrance hall a door also leads to the spacious sitting/dining room with window overlooking the front garden and door to an inner hall giving access to a storage cupboard, both bedrooms and family bathroom. Bedroom one is a good sized double with window overlooking the rear garden, bedroom two is a generous single with French doors leading to a double glazed conservatory with sliding patio door to garden.

Completing the accommodation is the family bathroom, with ceramic tiling and fitted with a modern white suite comprising low level wc, pedestal wash hand basin and "P" shaped panel enclosed bath with shower and screen.

OUTSIDE

The front of the property has a small lawn with hedge and planted shrubs with the main area gravelled to provide off road parking for two cars. Pedestrian access leads to the side and rear of the property, where the garden is laid mainly to lawn with an artificial lawn seating area and is enclosed by fencing.

ADDITIONAL INFORMATION

Electric heating. All mains' services are connected. Council Tax Band B.

LOCATION

Evercreech is well placed for travel to the main centres of Bath, Bristol, Frome, Shepton Mallet and Castle Cary with its main line station to London Paddington. The village offers a range of facilities to include a co-op with -post office, bakery, pharmacy, doctors' surgery, a primary school, public house and a parish church.

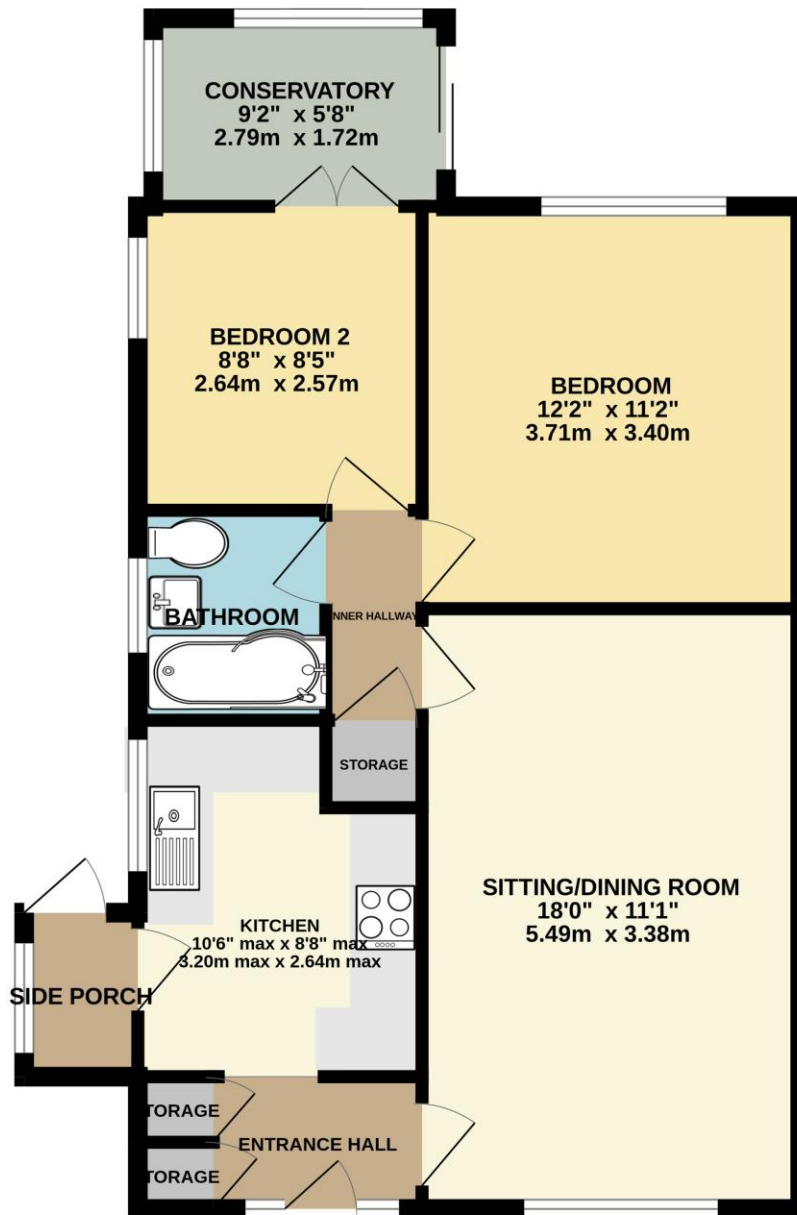
DIRECTIONS

On entering the village of Evercreech via Prestleigh Road, take the 3rd turning on the left into Shapway Lane. Follow the road past the playing fields and continue to the first turning on the left (Shapway road). Follow the road until the last turning on the left and the property will be seen just on the left hand side.





GROUND 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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