3 The Glen Bungalows,

Evercreech, BA4 6JS

COOPER AND TANNER







Offers in the Region of £170,000 Share of Freehold

A spacious two-bedroom end of terrace bungalow situated in the well-maintained grounds of The Glen residential care home. Presented in very good order throughout and offered with no onward chain.

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DESCRIPTION

Built in 1989 and forming a small development of similar properties for the over 55's, this spacious property has been well maintained by the current owner offering plenty of light with modern bathroom and kitchen and new floor coverings throughout. Enjoying an outlook over The Glen's pleasant gardens.

The property is approached across a shared path leading from the car parking area. A ramped path then leads to the porch an ideal space for coats. The central entrance hall gives access through the property to the principal rooms and airing cupboard housing the hot water tank. The modern shower room is fully tiled with walk in shower, grab handles, housed WC, heated towel rail and wash hand basin fitted into a vanity unit. The bungalow offers two double bedrooms both with modern fitted wardrobes and windows to the front. Bedroom two has access to the roof space which is fully boarded with ladder and light. The end of the hall gives access to the sitting room which leads on to the kitchen. The sitting room benefits from being south facing with patio doors leading onto a private courtyard, flooded with light this creates the ideal living space with plenty of space for furniture. Leading onto the kitchen you will find a space well fitted with modern base, wall and drawer units, 1 ½ sink drainer unit, integrated fridge/freezer, washing machine and induction hob with potential to add further cooking facilities.

OUTSIDE

The front garden has artificial lawn either side of the footpath which is sloped for ease of access for those with mobility issues. This area is maintained within the Service charges. The enclosed courtyard offers a private space with patio and small lawn, the property benefits also from being able to use the idyllic gardens of The Glen.

ADDITIONAL INFORMATION

All mains' services are connected. Electric heating. Council Tax Band B. This property is Share of Freehold. The Leasehold details are 99-year Lease from 1989 however this is currently in the process of being extended to 999 years- this will continue at no extra cost to the new purchaser. There is a Service charge of £146.46 pcm to include Buildings Insurance, Communal Maintenance and general repairs.

LOCATION

Evercreech is a large and thriving Mendip village providing many amenities such as a mini-supermarket, Bakery, Pharmacy, Motor Repair Garage, 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 main line train station at Castle Cary (4 miles away) with regular and direct services to London. There is also frequent bus services that visit Shepton Mallet and the neighbouring towns.

DIRECTIONS

Leave Shepton Mallet heading South on the A37 and then onto the A371 towards Castle Cary. Turn left to Evercreech opposite the Bath & West Showground. Continue into the village. Turn left immediately past the Pharmacy into Shapway Road. Proceed until reaching The Glen Care Home, proceed along the drive around the side to the rear of the property where there is allocated parking.





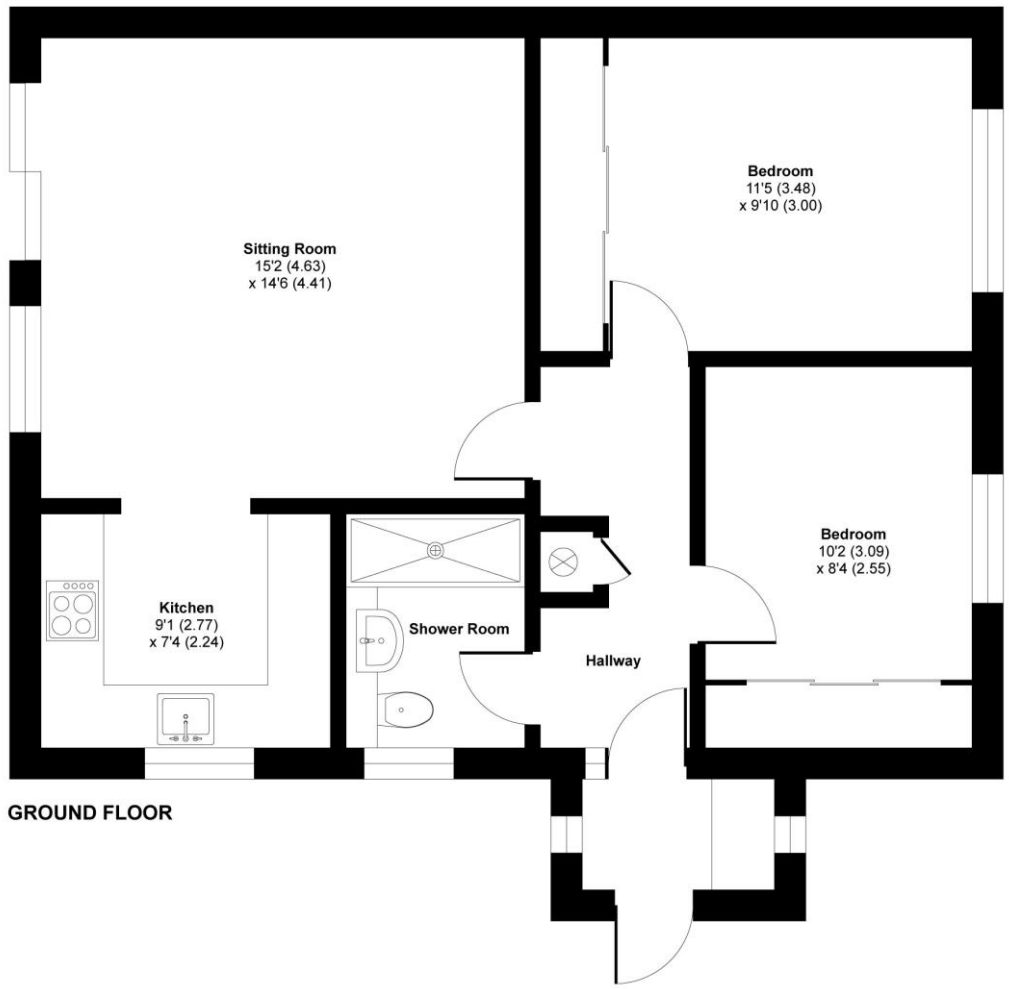




Shapway Lane, Evercreech, Shepton Mallet, BA4

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1423970

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