The Ruddings,

Leighton Lane, Evercreech, BA4 6DR

COOPER AND TANNER







£235,000 Freehold

A two bedroom link detached bungalow with front and rear gardens, a driveway providing parking for several cars and an adjoining garage. Conveniently located close to the village Co-Op, pharmacy, doctor's surgery, pub and other local amenities. Offered with no onward chain.

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£240,000 Freehold

DESCRIPTION

Offered with no onward chain this deceptively spacious two double bedroom bungalow has plenty of off road parking, an enclosed sunny rear garden and single garage. The property would benefit from cosmetic upgrading.

Approached across the driveway, the side entrance door leads into the "L shaped" entrance hall which gives access to the principal rooms.

The kitchen is fitted with an extensive range of base, drawer and wall units incorporating stainless steel single drainer sink unit, ceramic hob, double oven, plumbing and space for washing machine.

Across the entrance hall, the bathroom has a white suite of low level wc, pedestal wash hand basin and panel enclosed bath with shower over. The light and airy sitting / dining room adjoins the kitchen and has an ornamental stone fireplace with side returns, mantel and a raised hearth. Patio doors lead out to the timber conservatory which has double doors to the garden.

The two double bedrooms are located to the front. The main bedroom with a square bay window.

OUTSIDE

There is a surfaced driveway providing ample parking and turning space as well as giving access to the single garage with up and over door, door storage space, power, light and personal door to the rear garden.

The rear garden is fully enclosed and comprises paved seating areas, lawn and borders with a variety of shrubs and plants. There is a pedestrian gate to the front.

ADDITIONAL INFORMATION

Electric heating. Mains water, electricity and drainage are connected. Council Tax Band

LOCATION

Evercreech offers many amenities including a Cooperative supermarket / post office, a bakery, a pharmacy, doctors surgery and a primary school. Situated close to the centres of Shepton Mallet, Bruton and Castle Cary with its main line train station to Paddington London.

DIRECTIONS

On entering the village via Prestleigh Road, continue past the doctors surgery and turn right into Leighton Lane directly opposite the pharmacy. The property will be seen a short distance along on the right hand side as indicated by the For Sale board.



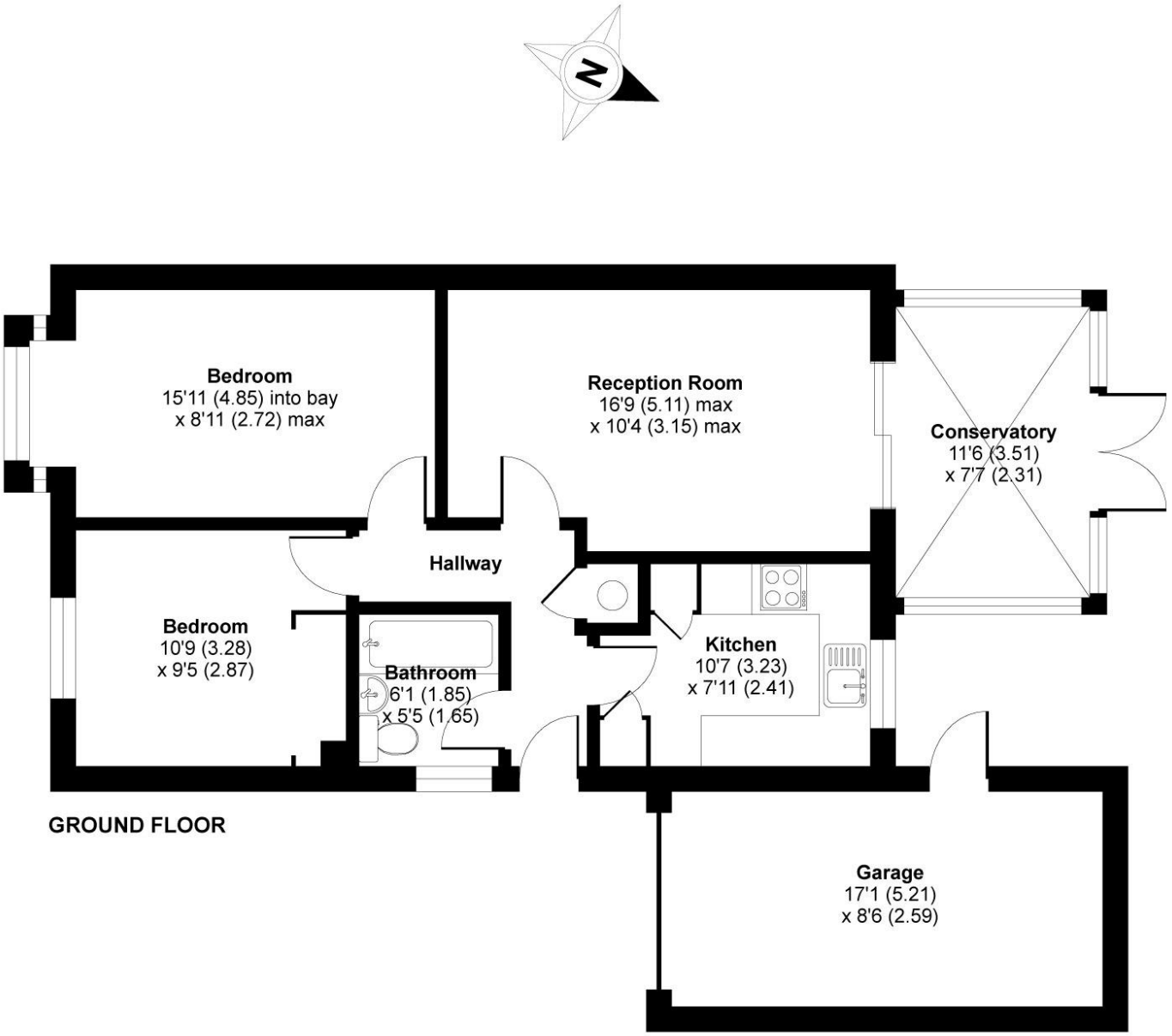






Leighton Lane, Evercreech, Shepton Mallet, BA4

Approximate Area = 698 sq ft / 64.8 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 842 sq ft / 78.2 sq m
For identification only - Not to scale



GROUND FLOOR

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