# 2 The Glen Bungalows,

## Evercreech, BA4 6JS

COOPER AND TANNER







## £140,000 Share of Freehold

Offering deceptively spacious accommodation this mid terrace double bedroom bungalow is situated in the well maintained communal grounds of The Glen residential Care Home and benefits from its own garden. Offered with no onward chain.

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## £140,000 Share of Freehold

DESCRIPTION

Situated within the grounds of The Glen Care Home there are 1 and 2 bedrooms bungalows for the over 55's offered on a Share of Freehold basis. This one double bedroom mid terrace property offers good sized accommodation with its own garden area.

The property is approached across a shared path leading from the car parking area. A ramped path gives access to the front entrance porch with further door leading into the entrance hall where doors lead to all principal rooms, an airing cupboard housing the hot water tank and two further cupboards. Located to the front, the double bedroom overlooks part of the communal garden. At the end of the entrance hall, the bathroom is fitted with a panel enclosed bath, low level wc and a pedestal wash hand basin. There are ceramic tiles to the splashback areas. On the right, a door leads into the light and airy sitting / dining room with ornamental stone fireplace with wooden mantel and tiled hearth, double glazed patio doors lead out to the garden area and enjoys a view over the well kept communal gardens. Adjoining this room is the kitchen which is fitted with an extensive range of base, drawer and wall units incorporating single drainer sink unit and work surfaces, integrated ceramic hob, electric single oven, and cooker hood. Space for freestanding fridge / freezer. There is plumbing for washing machine and double glazed window overlooking the communal gardens.

OUTSIDE

The front and rear gardens are designed for low maintenance with gravelled and paved seating areas. The rear garden is enclosed with a picket fence and trellis overlooking the communal gardens which can be enjoyed by the residents.

ADDITIONAL INFORMATION

Mains water, electricity and drainage are connected. Electric heating. Council Tax Band B. This property is Share of Freehold. The Leasehold details are 99-year Lease from 1989. There is a Service charge of £146.46 pcm to include Buildings Insurance, Communal Maintenance and general repairs.

LOCATION

Located between the villages of Stoney Stratton and Evercreech, with the later providing many amenities, a Co-Op store, Bakery, Pharmacy, Doctors Surgery, Dog Groomers and a Fish and Chip shop. The nearby centres of Shepton Mallet, Frome, Bath, Bristol and Castle Cary are within commuting distance. Castle Cary has a main line station with regular and direct services to London.

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.





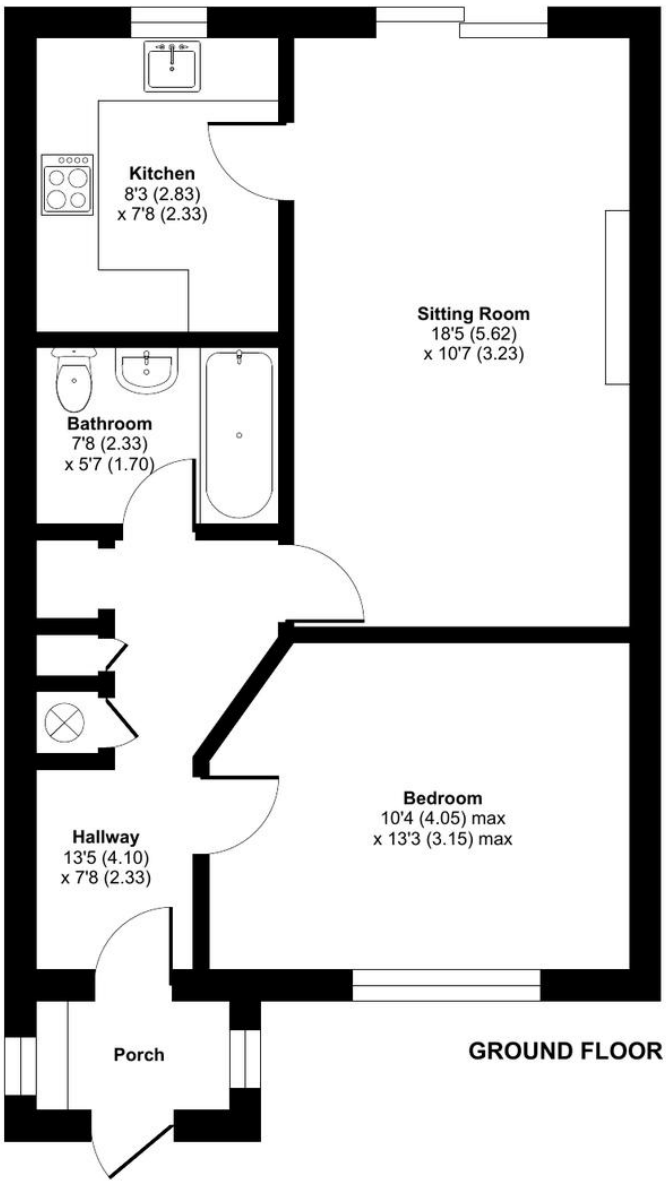




# Shapway Lane, Evercreech, Shepton Mallet, BA4

Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale




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: 1472609

SHEPTON MALLET OFFICE
Telephone 01749 372200
32 High Street, Somerset, BA4 5AS
sheptonmallet@cooperandtanner.co.uk

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