

2 Moorhen Way, Evercreech, Shepton Mallet, Somerset, BA4 6BQ £350,000 Freehold

COOPER AND TANNER



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Shepton Mallet, Somerset, BA4 6BQ

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£350,000 Freehold

Description
An immaculately presented and most attractive four bedroom detached house, built in 2016, forming part of the sought-after Horsehill Meadows development on the edge of Evercreech. The well-proportioned living accommodation enjoys plenty of natural light and includes two reception rooms, kitchen/breakfast room, a ground floor study and an en-suite shower room to the master bedroom. In addition, the property has a private driveway to the side, single garage and an enclosed rear garden.

On the ground floor, there is an entrance hall with WC and coat cupboard, staircase to the first floor accommodation and door into a study. To one side of the property is the main reception room which incorporates a double glazed bay window and door through to a separate dining room. With an opening to the kitchen/breakfast room, the dining room also has double glazed French doors leading out to the garden. The light and airy kitchen is fitted with a range of contemporary floor and wall units an includes an integrated electric oven, gas hob with extractor over, dishwasher and fridge freezer. There is space for a breakfast table, if desired, built in understairs storage cupboard and an opening to a very useful utility room which has external side access and houses the boiler for the gas-fired central heating.

The first floor accommodation comprises four bedrooms, two with built in wardrobes and a modern family bathroom. The master bedroom is dual-aspect and has an en-suite shower room with large shower cubicle.

Outside
At the side of the property there is a private driveway providing off road parking for two to three vehicles and leads to a single garage with 'up and over' door. Gated side access then opens into the sunny rear garden, which is enclosed to all sides and predominantly laid to lawn with patio seating area.

N.B There is a management charge payable for the upkeep of the green spaces on the development, the current years charge is £254.71 (1st July 2018 - 31st June 2019).
















dishes


If I lay here, if I just lay here,
Would you lie with me,
and just forget the world?
Always have,
always will
x
I love you
still
Mrs&Mrs

Location

Evercreech is a large and thriving Mendip village providing many amenities such as a Cooperative 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

From Shepton Mallet, proceed out of town on the Cannard's Grave Road to the roundabout, turning right onto the A37. At the next roundabout, take the first exit onto the A371 towards Castle Cary. Opposite the Royal Bath & West Showground, turn left signposted Evercreech and towards the village. Take the first turning on the right into Kingfisher Road, then right again into Moorhen Way.







Local Information Evercreech

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas-fired central heating

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

Tenure: Freehold

Motorway Links

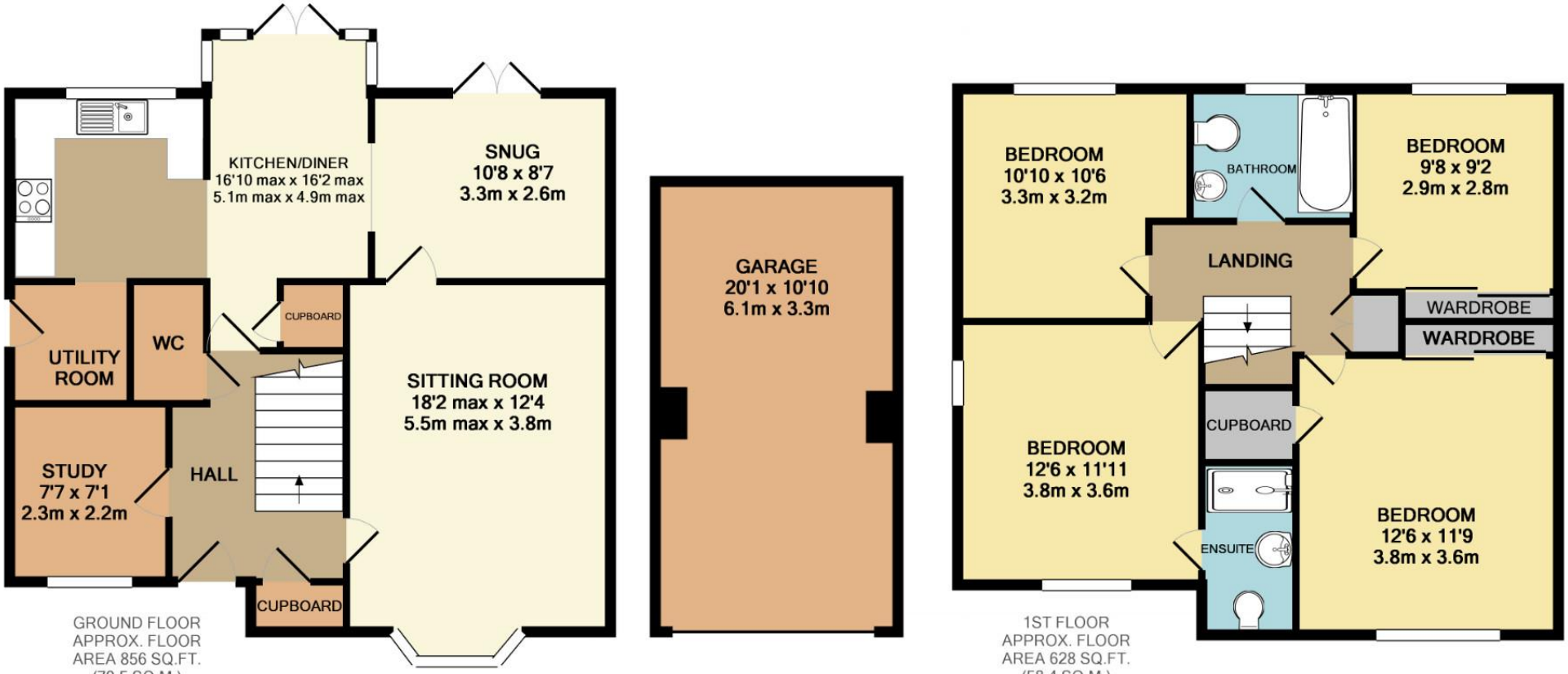
- M5
- M4

Train Links

- Castle Cary
- Bristol Temple Meads & Bath Spa

Nearest Schools

- Evercreech Primary
- Shepton Mallet, Bruton & Ansford



GROUND FLOOR
APPROX. FLOOR
AREA 856 SQ.FT.
(79.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)

MOORHEN WAY
TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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