



HAMBLEDON
ESTATE AGENTS

**43 SHAPWAY ROAD
EVERCREECH
BA4 6JT**



£275,000

- ◆ **EXTENDED SEMI-DETACHED BUNGALOW WITH FIELD VIEWS**
- ◆ **LIGHT & AIRY SITTING ROOM ◆ SOME UPDATING REQUIRED**
- ◆ **FITTED KITCHEN ◆ POTENTIAL FOR LOFT CONVERSION**
- ◆ **TWO BEDROOMS ◆ CONSERVATORY ◆ CLOAKROOM**
- ◆ **NO ONWARD CHAIN**

43 Shapway Road, Evercreech, Shepton Mallet, BA4 6JT

An extended two bedroom semi-detached bungalow situated in the popular village of Evercreech. This deceptively spacious property offers a wonderful opportunity to create a home to your own taste and style including reconfiguring the layout or extending into the loft (subject to building regulations).

The front door opens to a spacious kitchen fitted with a good range of units. The living room is bright and airy with a large double glazed window providing plenty of natural light. A door opens to an inner hallway providing access to the bedrooms, cloakroom and bathroom. Both bedrooms have a door opening to a versatile room ideal as a study area or a place to sit and relax. A large opening leads through to a conservatory running the width of the bungalow which enjoys an outlook over an easy to maintain garden and adjoining fields.

There is the convenience of off road parking for two cars in front of the property and additional parking in front of the garage to the rear of the property.

This spacious bungalow, requiring redecoration and updating, offers tremendous potential, making it a wonderful canvas for anyone looking to create their own individual home. The property is offered for sale with no forward chain.

LOCATION: Evercreech is pleasantly situated in beautiful countryside but still in easy reach of major roads. It is a popular village having a good range of amenities including a church, primary school, surgery, public house, store & post office and a number of other small businesses. In addition it is a very friendly and active community with a varied range of social, sporting and cultural organisations. Wells and the nearby towns of Bruton, Castle Cary, Street, Glastonbury and Shepton Mallet are all within a short drive and offer a wide range of facilities. Bath, Bristol and Yeovil are in commuting distance and the A303 is a few miles south on the A37. Within 5 miles at Castle Cary is a main line station to London Paddington. There are many excellent state and independent schools nearby including Strode College, Crispins, St Dunstons, Wells Blue School, Wells Cathedral School and Millfield.

ACCOMMODATION

UPVC double glazed front door to:

KITCHEN: 14'8" x 8'10" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, tall unit with built-in double oven, inset electric hob, double glazed window to side aspect, wall mounted gas boiler supplying domestic hot water and radiators, consumer unit and door to:

SITTING ROOM: 18' x 11'1" Radiator, coved ceiling, double glazed window to front aspect and door to:

INNER HALLWAY: Linen cupboard with radiator, slatted shelving and hatch to loft.

BATHROOM: Walk-in shower bath, wash basin unit, low level WC, double glazed window to side aspect, extractor, radiator and tiled to splash prone areas.

CLOAKROOM: Low level WC, wash basin, radiator and double glazed window to side aspect.

BEDROOM 1: 16'8" x 9" Radiator, wall light points and double glazed window to rear aspect.

BEDROOM 2: 12' x 11'3" Radiator and sliding double glazed door to:

STUDY AREA: 10'4" x 10'2" Radiator, range of fitted storage units and shelving and opening to:

CONSERVATORY: 19'4" x 7'10" Radiator, wall light point, double glazed window and double glazed French doors to rear garden.

OUTSIDE

FRONT GARDEN: The front garden has areas of hardstanding and loose stone providing off road parking for two cars.

REAR GARDEN: An easy to maintain garden enjoying an outlook over an adjoining field. The majority of the garden is paved providing a pleasant area to sit and relax.

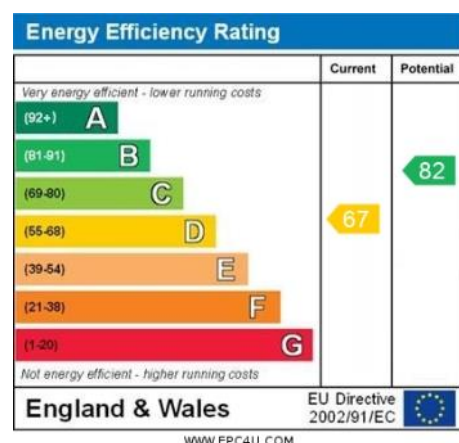
GARAGE: 15' x 7'5" The garage is too narrow for modern cars, however, provides useful storage for bikes etc. There is space to park one car in front of the garage.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: C

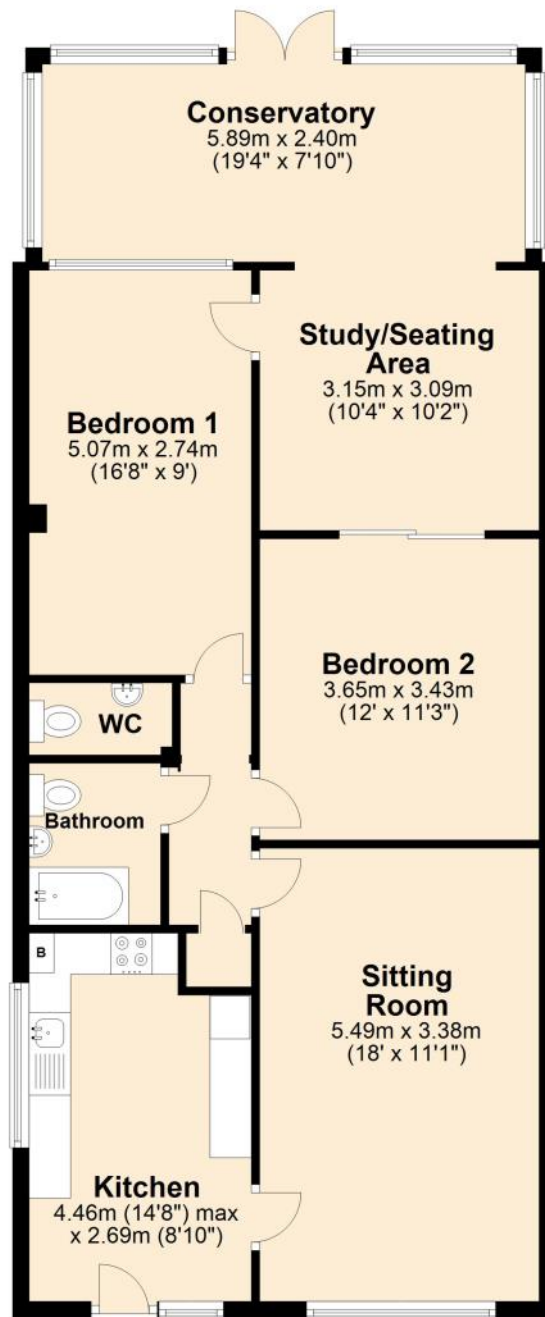
VIEWING: Strictly by appointment through the agents.





Ground Floor

Approx. 91.7 sq. metres (986.6 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

