



A vacant two bedroom mid terrace house with garden situated in the popular village of Evercreech

#### LOCATION

The thriving village of Evercreech offers excellent day to day facilities including local shops, pre & primary schooling, doctors surgery, two public houses, the Church of St Peter and village hall, with many activity clubs and societies. Further facilities and amenities can be found at Shepton Mallet circa 3 miles and Castle Cary with its mainline railway station circa 5 miles.

#### DESCRIPTION

A charming two bedroom mid terrace character cottage situated in a conservation area, retaining a wealth of character features including flagstone floors and beamed ceilings, whilst having had the benefit of comprehensive modernisation with integrated appliances and a good sized low maintenance garden, offering the perfect opportunity for either a residential lettings venture, or as a second/holiday home in this picturesque and sought after village.

#### ACCOMMODATION

**Ground Floor** Entrance hall, sitting room with feature fire place, kitchen with integrated appliances.

**First Floor** Landing, two bedrooms and bathroom.

**Outside** Enclosed low maintenance rear gardens with decked seating areas and gravel borders.

#### EPC

Energy Efficiency Rating - D

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment only with Palmer Snell Wells 01749 673974. General enquiries Countrywide Property Auctions 01395 275691. The legal pack will be available to download from our website [www.countrywidepropertyauctions.co.uk](http://www.countrywidepropertyauctions.co.uk)



