



3 Rodmore Crescent, Shepton Mallet, BA4 6JJ

Offers in excess of £270,000

Goodmove are delighted to present this three bedroom semi detached family home to the market.

A well-proportioned three-bedroom home offering approximately 1,083 sq ft) of accommodation arranged over two floors.

The property features a spacious entrance hall, separate living and dining rooms, a fitted kitchen with adjoining utility room and a convenient ground-floor WC. To the first floor are three bedrooms, a generous principal bedroom, a useful landing with storage and a shower room. The versatile layout provides a good balance of living and practical space, making the property well suited to families, couples or those requiring additional space for working from home. Outside, there is a driveway to the front and a pleasant garden to the rear.

Evercreech is a large and thriving village providing many amenities such as a Cooperative mini-supermarket, Bakery, Pharmacy, Doctors Surgery, a well-regarded Primary School and a parish Church. Shepton Mallet, Castle Cary and Bruton with easy access with the larger centres of Wells, Bath and Bristol within reasonable commuting distance. There is a main line train station at Castle Cary with regular and direct services to London.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

