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**1 TIPCOTE HOUSE, TIPCOTE HILL,
SHEPTON MALLET, BA4 5EQ**



FOR SALE £110,000

Simon Heal Estate Agents are pleased to present this 2 bedroom ground floor flat, located in the heart of Shepton Mallet. The property comprises a lounge, kitchen, 2 bedrooms and a bathroom.

Electric heating and feature sash windows.

Allocated parking space.

IN NEED OF DELIATE INTERNAL MODERNISATION, THE PROPERTY FORMS AN IDEAL INVESTMENT OPPORTUNITY WITH THE TENANT IN SITU.

ENTRANCE

Communal entrance door and personal flat door into:

HALLWAY

Entryphone handset, electric heater, airing cupboard, night storage heater, RCD unit, doors into:

LOUNGE

11'8 x 9'8

Window to front, TV and phone points, night storage heater.



KITCHEN

8'7 x 6'11

Window to front, wall and base wood effect kitchen units with worktops and tiled splash backs, integrated electric hob and oven with hood over, space and plumbing for washing machine, space for a fridge-freezer, stainless steel kitchen tap with a mixer tap.



BEDROOM 1

11'3 x 8'3

Window to rear, electric heater.



BEDROOM 2

8'2 x 6'10

Window to the rear, electric heater.

BATHROOM

6'11 x 5'5

White 3 piece suite with a bath, tiled splash backs, extractor fan, fan heater.

OUTSIDE

Parking space for 1 vehicle to front.

Agent Note

ALL SIZES ARE APPROXIMATE

The property is leasehold, the lease has 999 years left from the 1 December 1990.

Service charge is currently £50 per month. EPC = D

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.