

The Estate Office, Brook Hall, Evercreech BA4 6DP
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8 WATERLOO HOUSE, LOWER LANE
SHEPTON MALLET, BA4 5DL



FOR SALE £119,950

A modern purpose-built 2 bedroom flat on the ground floor (from street level).
Entryphone system, double glazing, night storage heating.
Smart kitchen/lounge, stylish bathroom, 2 bedrooms.
Pleasant views to the front. Convenient for the town centre.
The property is available now with no onward chain.

Book your viewing now!!!



HALLWAY with entryphone handset

LIVING ROOM/KITCHEN

Double glazed window, range of units with a built-in oven and hob. TV, FM/DAB and satellite points. Phone point.



BEDROOM 1

Double glazed window. TV and phone points.



BEDROOM 2

Double glazed window. Electric heater

BATHROOM

White suite. Electric over-bath shower with anti-splash panel. Extractor fan. Shaver point with light. Heater.

OUTSIDE

Bike store and communal waste bins.

Agent Note

Viewing is strictly via:
Simon Heal Estate Agents on 01749 343111.

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.

Sizes to follow, EPC=C

Lease: 125 years from March 2006
Ground rent: £200 p/a
Last service charge was £1335.26.