

The Estate Office, Brook Hall, Evercreech BA4 6DP
Telephone (01749) 343 111
e-mail: joanna@simonheal.co.uk

35 Bourke Road, Shepton Mallet
BA4 4FS



FOR SALE £249,950

A REAL GEM Simon Heal Estate Agents are proud to bring to the market this stunning, 2 bedroom end of terrace house located in the new part of Tadley Acres estate in Shepton Mallet. The property comprises lounge, equipped kitchen, cloakroom, 2 double bedrooms, bathroom, garage, garden, parking.

Available for viewings now, no chain, vacant possession!

Entrance Hall

Personal UPVC front door into hallway:

Hallway

flooring, telephone point, radiator, thermostat and smoke alarm, stairs to first floor, door into:

Lounge

flooring, DG French doors to the garden, radiator, telephone and television points, under stairs cupboard with the fuse board, door into:



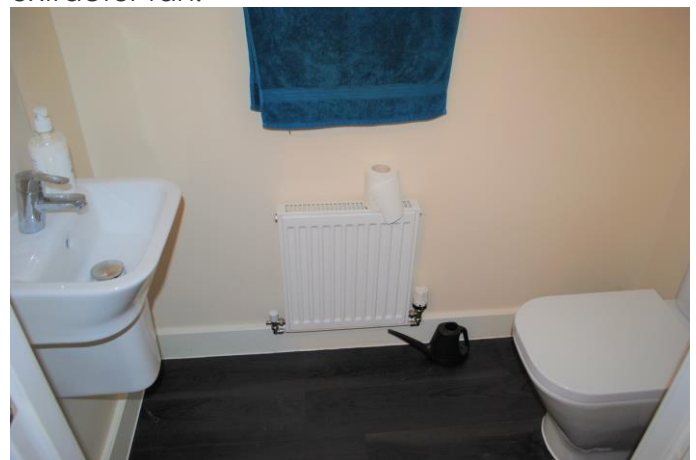
Kitchen (incl. kitchen units)

DG windows, Amtico wooden flooring, a range of white, patent, soft close wall and base units with laminated effect worktops, integrated fridge freezer, electric oven and hob with stainless steel hood over, sink with a mixer tap, space for a dishwasher and washing machine, gas combi boiler, radiator.



Cloakroom

2-piece suite comprising a low level WC and a wash basing with a mixer tap and a pop up plug, Amtico wooden flooring, radiator, extractor fan.



From the entrance hall stairs up to:

1st Floor Landing

carpeted flooring, doors into:

Bedroom 1

DG window, radiator, carpeted flooring



Bedroom 2

DG window radiator, carpeted flooring



Bathroom

DG frosted window, 3-piece suite comprising a bath with a mixer tap and a shower attachment, low level WC, wash basin with a mixer tap and a pop up plug, shaver point, extractor fan, Amtico wooden flooring, walls partly tiled, radiator.



OUTSIDE

Front Garden

A low stone wall and metal fencing, slabbed path leading to front door.

Rear Garden

Enclosed garden mainly laid to lawn with rear door into the garage.



**Viewings strictly via Simon Heal Estate Agents on
01749 343 111**

EPC = B

Maintenance fee of approx £190 per annum

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. All sizes are approximate.