

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

**3 YORK MEWS, WATERLOO ROAD,
SHEPTON MALLET BA4 5GX**



FOR SALE £139,950

A fantastic opportunity to purchase this very smartly presented, two bedroom, ground floor apartment located close to local amenities of Shepton Mallet.

The property comprises 2 bedrooms, open plan kitchen/lounge and a shower room.

Outside there is one allocated parking space and a bin store.

The property has been kept to a high standard by the current owner and would be a
**GREAT INVESTMENT OPPORTUNITY, YIELD OVER 7% OR A FIRST TIME BUYER HOME. NO
ONWARD CHAIN**

A SMARTLY PRESENTED APARTMENT CLOSE TO SHEPTON TOWN CENTRE IN A SMALL, OFF-ROAD DEVELOPMENT.

Front door into:

HALLWAY smoke alarm, RCD unit, storage cupboard, doorbell, radiator, thermostat control, doors into:

OPEN PLAN LIVING ROOM/KITCHEN (20'4 x 10'10 – maximum size including kitchen units)

LOUNGE AREA

DG sash window to front, TV point, 2 x phone point, radiator.



KITCHEN AREA

DG sash window to rear, range of modern, wall and base units with worktops and tiled splash backs, stainless steel sink with mixer tap, integrated electric double oven and gas hob with stainless steel extractor hood above, space and plumbing for washing machine, dishwasher, fridge-freezer, smoke alarm, gas combi boiler with timer controls.



BEDROOM 1 10'6 x 10'3

DG sash window to front, TV and phone points, radiator.



BEDROOM 2 10'4 x 9'6

DG sash window to rear, phone point, radiator.



SHOWER ROOM 6'8 X 6'2

3-piece suite comprising a shower cubicle with mains shower, WC, washbasin with vanity unit, heated towel rail, shaver point, extractor fan, DG frosted sash window to rear.

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. EPC = C

Leasehold is 125 years from 28/04/2006

Most recent service charge £1,282.08.