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8 ELM WAY
SHEPTON MALLET, BA4 5JX



FOR SALE £195,000

Simon Heal Estate Agents present this good size, 2-bedroom house in a cul-de-sac location of Elm Way, forming the desirable St Peter's estate on the Wells side of Shepton Mallet.

The property comprises **a kitchen, living room with a conservatory, 2 double bedrooms and a family bathroom**. All this complimented with two allocated parking spaces, double glazing, gas central heating and a rear garden.

Perfect first home or an investment opportunity!

NO CHAIN, OFFERED AS VACANT POSSESSION.

Entrance

Front door into:

Entrance Hall

Thermostat control, radiator, window to front, smoke alarm, gas and electricity meters, stairs up to the first floor, under-stairs cupboard, doors into:

Kitchen

10'11 x 5'9

A range of white, gloss wall and base kitchen cabinets with worktops and tiled splashbacks, integrated electric oven, gas hob with a stainless-steel and glass hood over, space and plumbing for a washing machine, space for an upright fridge-freezer, stainless steel sink with a mixer tap, window to front.



Living Room

11'9 x 14'2

Laminate flooring, windows and door to rear, radiator.



Conservatory

9'11 x 8'6

Timber construction with windows and doors opening into rear garden.



1st FLOOR LANDING

Carpeted flooring, access to loft, smoke alarm, telephone point, doors into:

Bedroom 1

9'6 x 9'0 (excluding the depth of the recess providing space for a full-size wardrobe)

Window to rear, radiator.



Bedroom 2

9'2 x 8'8 (excluding the depth of built-in wardrobes)

2 windows to front, radiator, 2 built-in cupboards providing wardrobe space and housing a combination gas boiler.



Family Bathroom

6'2 x 5'6

A 3-piece suite comprising a panelled bath with electric shower and a shower curtain, pedestal washbasin and a low-level WC, walls partly tiled, radiator, extractor fan, mirror-fronted wall-mounted cabinet.



Outside Rear

A bijou garden with upper tier mainly laid to grass, surrounded by fencing.



Parking

There are two allocated, off-road parking spaces at the front of the property.

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.

All sizes are approximate, EPC=C

Tenure = freehold