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**5 WATERLOO HOUSE, LOWER LANE**  
**SHEPTON MALLET, BA4 5DL**



**TO RENT   £950.00 PCM**

A modern, purpose-built 2-bedroom 1st floor apartment with double glazing and allocated parking(2 cars in tandem), conveniently located for the town centre. The flat is of modern open-plan design with a lounge/kitchen (with built-in oven and hob), a stylish bathroom with bath and shower, 2 bedrooms. All **freshly decorated with new carpets**. The property is available now!



## ENTRANCE

Communal outer doors to both front and rear. From pavement-level at the front, down 1 storey. From the rear, up 1 storey.

## HALLWAY

Personal door into L-shaped hallway with entry phone handset and electric night storage heater, smoke alarm. Airing cupboard with water cylinder. Doors into:

## OPEN PLAN LOUNGE/KITCHEN

### Lounge Area 17'10 x 11'10

Double glazed window to rear, electric night storage heater, TV point.



### Kitchen Area 9'4 x 5'0

A range of wall and base kitchen cabinets with upstands and worktops, built-in electric oven and hob with extractor hood over, space and plumbing for washing machine, space for a fridge, stainless steel sink with a mixer tap, vinyl flooring.



### BEDROOM 1 10'10 x 9'9

Double glazed window to rear, electric heater, TV and phone points.

### BEDROOM 2 8'7 x 7'2

Double glazed window to rear, electric heater, phone point.

### BATHROOM 6'7 x 6'6

White, 3-piece suite comprising panelled bath with electric shower and shower screen, wash basin and WC, wall tiling, extractor fan, electric fan heater, shaver point with light.



## OUTSIDE

To rear in the car park, there is a communal waste bin area and a bike store.

### TO RENT THIS PROPERTY YOU WILL NEED:

RENT	£950.00
DEPOSIT	£950.00
 TOTAL	 £1900.00

This needs to be paid in cleared funds prior to occupancy.

Tenants must pay energy, water, and council tax bills.

If a phone line is required the connection/re-activation charge (if applicable) is payable by the tenant.

Tenants are also reminded of the need for a TV licence if a TV is used in the property. The landlord will insure the building but tenants are responsible for their own contents insurance.

All information given is believed to be correct, however we advise prospective tenants to make their own enquiries for confirmation.

All sizes are approximate