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**5 EDENGROVE, LEG SQUARE,
SHEPTON MALLET, BA4 5LJ**



TO LET £895 pcm

Simon Heal Estate Agents are pleased to bring to the market this beautifully presented 2-bedroom apartment, recently decorated throughout. Large lounge/dining room with dual-aspect windows, kitchen, bathroom with shower cubicle & bath, and two double bedrooms. Stripped wooden floors and gas central heating. Also comes with a garage and parking space.

(photo shows front of building, flat is to the rear)

Available now!

ENTRANCE

Communal outer door at the rear leading into the hallway and a personal door into the flat.

LOUNGE/DINING ROOM 26'93 x 9'18

Stripped wooden floor, high ceiling, dual aspect windows giving plenty of natural light, 2 radiators, uplighters.



KITCHEN 11'0 x 6'10

Window, tiled floor, wall & base units with tiled splash backs and laminated worktops. Built-in oven & hob. Breakfast bar. Radiator



BEDROOM 1 12'6 x 8'4 (+ bay of 3'3)

Stripped wooden floor, box window, radiator.



BEDROOM 2 13'12 x 7'54

Stripped wooden floor, window, radiator.



BATHROOM

Modern white suite with bath, wash basin & WC. Separate shower cubicle. Storage cupboard. Tiled floor. Heated towel rail.



OUTSIDE

To the rear is a car park with a parking space and garage.

TO RENT THIS PROPERTY YOU WILL NEED:

RENT	£895.00
DEPOSIT	£895.00
TOTAL	£1790.00

This will need to be in cleared funds before you can move in.

The tenant also pays the utility and council tax bills.

All sizes are approximate

EPC = D