

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

**3 DINDER HOUSE, SHERRING ROAD
TADLEY ACRES, SHEPTON MALLET, BA4 4HF**



FOR RENT £1025 PCM

Simon Heal Estate Agents are pleased to bring to the market a large 2 bedroom (with en-suite to the master), first floor apartment in prominent location of Tadley Acres in Shepton Mallet. The property provides very spacious, naturally decorated accommodation available immediately.
Allocated off-road parking.



Communal door into the building, front door into the property:

Hallway

S-shaped, DG window to rear, intercom, smoke alarm, storage cupboard housing the RCD unit, airing cupboard with the water cylinder, thermostat controls for underfloor heating, carpeted flooring, doors into:

Open plan Lounge/Kitchen

Lounge Area

13'0 x 13'0

2 DG windows to front and side, television and telephone points, thermostat control for underfloor heating, carpeted flooring.



Kitchen Area

10'2 x 7'1

DG window to rear, range of wood-effect wall and base cabinets with worktops, stainless steel sink with a mixer tap, integrated electric double oven, electric hob with extractor hood and stainless steel splash back, integrated washer/dryer, integrated fridge-freezer, spot lights, smoke alarm, tiled flooring.



Bedroom 1

12'0 x 9'4 (incl. the built-in wardrobe)

DG window to front, built-in wardrobe, telephone and television points, thermostat controls for underfloor heating, carpeted flooring, door into:



En-suite Shower Room

5'10 x 5'2

3-piece suite consisting of a corner shower cubicle with electric shower, pedestal washbasin with a mixer tap, low level WC, wall mounted mirror, shaver point and wall light, spot lights, extractor fan, fixtures and fittings, carpeted flooring.



Bedroom 2

9'4 x 5'5 (incl. the built-in wardrobe)

DG window to front, thermostat control for underfloor heating, television point, built-in wardrobe, carpeted flooring.



Bathroom

8'6 x 6'6

Modern white 3-piece suite comprising a panelled bath with shower attachment, low level WC, pedestal washbasin with a mixer tap, partly tiled walls, extractor fan, wall light and shaver point, wall mounted mirror, fixtures and fittings, carpeted flooring, DG frosted window to rear.



VIEW FROM THE LOUNGE AND BEDROOMS

The property comes with one, off-road allocated parking space, there is also access to a lockable communal bike store and bin store.

TO RENT THIS PROPERTY YOU WILL NEED:

RENT £1025.00

DEPOSIT £1025.00

TOTAL £2050.00

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

The Tenant will also pay the electricity, water and council tax bills.