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**1 TIPCOTE HILL,
SHEPTON MALLET, BA4 5EQ**



TO RENT £1350 PCM

Simon Heal Estate Agents are proud to present this intriguing, early 18th century semi-detached cottage set only walking distance from the town centre. Full of original features, the property offers versatile accommodation spread over 3 storeys, gas central heating and a courtyard garden. Rich in history and heritage, 1 Tipcote Hill is a wonderful, Grade II listed house, very well looked after by the current owner.

The property will be available unfurnished at the beginning of August

VIEWING IS A MUST TO APPRECIATE THIS LOVELY PROPERTY

FRONT DOOR INTO:

Entrance hall with flagstone flooring, stairs to first floor, coved ceiling, electric meter box. Doors into:

LOUNGE

4.3m x 3.7m

Fully working fireplace, radiator, ornate coved ceiling, flagstone flooring, twin wooden doors up to kitchen, telephone point, large window to front.



KITCHEN/ BREAKFAST ROOM

4.4m x 2.8m

Window to rear, oak stable door to rear, single drainer sink unit with cupboard under, mixer tap, wall and base units with woodwork tops over, stainless steel and glass extractor hood, range cooker, space and plumbing for a washing machine, space for a fridge-freezer.



From the entrance hall, stairs up to:

1st Floor

Landing with stairs to top floor and doors into:

BEDROOM 2

4.0m x 4.0m

Window to front, radiator, fireplace, wooden flooring.



BEDROOM 3

3.1m x 2.2m

Window to front, radiator, wooden flooring.



BATHROOM

2.65m x 2.1m

Window to rear, free standing roll top bath, pedestal wash hand basin, high level WC, separate walk-in shower enclosure, cupboard housing gas boiler which supplies domestic hot water and central heating, window to side, large radiator.



From the landing, stairs to

Top Floor

BEDROOM 1

5.8m x 4.4m

Max with sloping ceiling. Window to side, rooflight, exposed beams and wooden flooring.



OUTSIDE

The property has a bijou, but tastefully arranged courtyard garden laid to chippings and surrounded by a stone wall. Further section to side provides rear access.



Agent Note

EPC = D

Sizes are approximate.

Viewing is strictly via agents Simon Heal Estate
Agents on 01749 343 111.

TO RENT THIS PROPERTY YOU WILL NEED:

RENT £1350.00

DEPOSIT £1350.00

TOTAL £2700.00

Tenants must pay gas, electricity, water, and council tax bills.

If a phone line is required the 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