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**9 WATERS EDGE, MENDIP ROAD,
STOKE ST MICHAEL, BA3 5GA**



FOR SALE £350,000

Simon Heal Estate Agents present this modern, 3-bedroom family home set over 3 floors and positioned in the pleasant village of Stoke St Michael. Stylish, open plan kitchen/diner with integrated appliances and front to back lounge with open fire and French doors into the rear garden. Gas central heating, 2 bathrooms, recently replaced windows, freshly decorated, single garage.

AVAILABLE VACANT NOW WITH NO CHAIN



HALL:

Stairs to first floor, radiator

LIVING ROOM: 3.41m x 5.4m

French doors to rear, window to front, neutral decoration and carpet, aerial point, open fire.

**KITCHEN/DINER: 2.46 m x 6.2 m**

Window to rear, door leading to side deck area. Two roof lights.

Variety of wall and base units, integrated 50/50 fridge/freezer, dishwasher, washing machine, gas hob, electric oven and hood, gas boiler.

**CLOAKROOM AND STORAGE CUPBOARD****1st Floor****BEDROOM 3 1.3m x 2.7m**

Window to rear, radiator, built-in wardrobe

**BEDROOM 2 2.3m x 2.6m**

Window to front, radiator, built-in wardrobe

**FAMILY BATHROOM:**

Window to rear, white panelled bath with mains shower and shower screen, low level WC and basin with vanity unit.

AIRING CUPBOARD

Housing water cylinder, washing machine and boiler timer controls.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM : 4m x 3m

Two roof lights, two built-in wardrobes, radiator and door to en-suite - double shower enclosure, low level WC and basin.



OUTSIDE:

To front there is an enclosed paved area with steps leading down to the front door.

The rear area is accessed via a decking from the lounge or kitchen, leading to a levelled and well secured lawned garden backing on to a stream. There is a rear gate providing access to the garage.



GARAGE

Lockable with power and light. Pitched roof suitable for boarding.



AGENT'S NOTES

**Viewings strictly via Simon Heal Estate Agents
on 01749 343 111**

Sizes are approximate, EPC – C, Freehold

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.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is related to the seller.