

**SimonHeal**  
ESTATE AGENTS

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**PICQUETBERG, CANNARDS GRAVE ROAD,  
SHEPTON MALLET, BA4 4LY**



**FOR SALE GUIDE PRICE £295,000**

Simon Heal are delighted to bring to the market this unusually large, 5 bedroom, 3 storey semi-detached property for sale. The property is in need of refurbishment, however the accommodation comprises 5 good sized bedrooms, 2 reception rooms, dining room, big kitchen, cloakroom, 3 bathrooms, courtyard and **a large garden to rear.**

**AVAILABLE VACANT WITH NO CHAIN**

**INTERNAL INSPECTION HIGHLY RECOMMENDED.**



Through the UPVC front door into:

## HALLWAY

Smoke alarm, electric meter, radiator, staircase to 1<sup>st</sup> Floor, access to cellar, boiler/storage room (housing gas combi boiler as well as space and plumbing for washing machine), doors into:

## RECEPTION ROOM 13'10 (4.22M) X 14'0 (4.26M)

### Excl. depth of the bay window

Wooden flooring, open fire, radiator, DG window to front.



## RECEPTION ROOM 13'10 (4.21M) X 13'10 (4.21M)

Carpeted flooring, DG window to front, open fire, access to cloakroom, open plan to:



## DINING ROOM 9'8 (2.85M) x 15'2 (4.63M)

Carpeted flooring, DG frosted window to side, radiator, door into:



## KITCHEN 15'6 (4.73M) X 17'7 (5.36M)

A range of wooden wall and base units with worktops, range gas cooker with extractor hood, tiled flooring, dishwasher, space for fridge-freezer, Belfast sink with mixer tap, DG window and French doors into rear courtyard, 2 DG windows to side, underfloor heating.



From the Hallway stairs up to:

### 1<sup>st</sup> ST FLOOR LANDING

Smoke alarm, radiator, DG window to front, doors into:

### BEDROOM 1 14'3 (4.35M) X 11'8 (3.55M)

Window to front, radiator, 2 built-in wardrobes, tv point, en-sue shower room with a window to side.



### BEDROOM 2 14'10 X 10'10

Window to rear, radiator.



### BEDROOM 3 14'2 X 9'2 (approximate size, excl. the built-in wardrobe)

Window to front, radiator



### BATHROOM 6'11 X 5'4

3-piece suite comprising a bath, WC and washbasin, wooden floors, window to rear, radiator.



From the 1<sup>st</sup> Floor Landing, stairs to the Top Floor, landing with wardrobes, window to front and doors into:

### BEDROOM 4 13'0 X 9'3 with the ceiling sloping at the height of 3'11

Access to loft, radiator, roof window:



## BEDROOM 5 11'2 X 6'6 with the ceiling sloping at the height of 3'11

Radiator, roof window



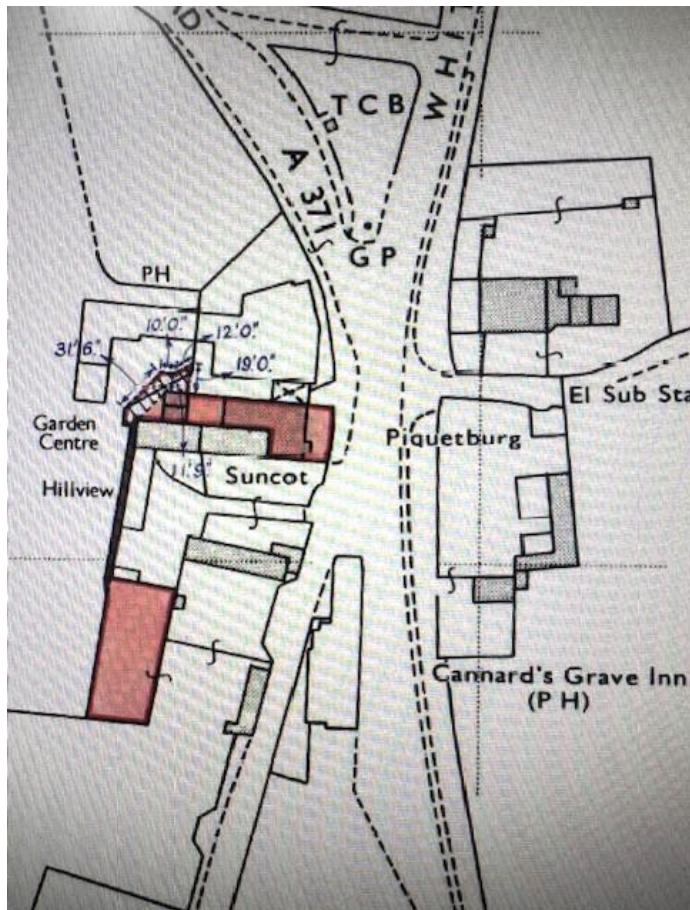
## OUTSIDE

### To front

The property is approached via an opening in a surrounding low wall, stone steps and a footpath leading to front door.

### To rear

An enclosed patio with a side gate, stone shed with double gates. A footpath leading to a large garden at the rear, as per the title plan.



## Agent Notes

Sizes are approximate.

EPC= D

### 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.