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



**FOR SALE GUIDE PRICE **£155,000****

Simon Heal Estate Agents are pleased to bring to the market this very well proportioned 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 accommodation and boasts underfloor heating and allocated parking. In need of cosmetic upgrade



**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, spotlights, 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, spotlights, 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.



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

## **Agent's notes**

### **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.

All sizes are approximate.

EPC = C

The property is a leasehold, the lease is 125 years from 2006\*

Most recent service charge £450 annually\*

Ground rent £150 annually \*

\*Information supplied by the Vendor