



**SimonHeal**  
ESTATE AGENTS

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**4 CORNWALL ROAD  
SHEPTON MALLET, BA4 5UP**



**FOR SALE £219,950**

Simon Heal Estate Agents are pleased to present this good size 3-bedroom semi-detached house for sale, with a private garden, driveway parking, double glazing and gas central heating. The property is positioned very close to local amenities of Shepton Mallet and comprises lounge, good size kitchen/diner, 3 bedrooms, family bathroom, secure garden, cloakroom and off-road parking.

**VIEWING IS A MUST!**  
**AVAILABLE VACANT WITH NO ONWARD CHAIN**



Front entrance door to:

### **Entrance**

Fuse board and electric meter, inner door into entrance hall with radiator, smoke alarm, stairs up to the 1<sup>st</sup> floor, doors into:

### **Living Room**

**13'1 x 13'0**

DG window to front, radiator, TV point, telephone point, electric feature fireplace, laminate flooring, 2 radiators, door into:



### **Kitchen/Diner**

**13'0 x 9'10 (maximum size to include the depth of the kitchen units)**

A range of wall and base units with worktops and tiled splashbacks, space and plumbing for a dishwasher, space for fridge/freezer. Built-in electric oven and gas hob with stainless steel extractor hood, stainless steel sink with a mixer tap, DG window to rear, understairs cupboard, access to cloakroom and DG door into the rear garden, radiator, tiled flooring.



### **Cloakroom**

Low level WC, pedestal wash hand basin. Tiled splash floor.

### **First Floor**

### **Landing**

Window to side, smoke alarm, storage cupboard, timer control for the central heating and hot water, access to loft (with light and ladder), doors into:

### **Bedroom 1**

**12'10 x 9'5**

DG window to front, radiator, airing cupboard housing a water cylinder.



### **Bedroom 2**

**9'9 x 9'1**

DG window to rear, radiator.



**Bedroom 3**

9'9 x 7'1 DG window to front, radiator.

**Bathroom**

3-piece white suite comprising a low-level WC, washbasin and a bath with electric shower and a shower screen, frosted window to rear, radiator, extractor fan.

**OUTSIDE****To front**

An area laid to chippings, a driveway parking with tall, double gates at the top end, separating the driveway from the rear garden.

**To rear**

A good size garden securely surrounded by fencing and walls, patio area laid to chippings, top end area laid to lawn with a shed.

Lockable outbuilding with space and plumbing for a washing machine and a gas boiler.

**Agent's Notes**

**EPC = D**

**Sizes are approximate.**

**The property is a freehold.**

**Viewing is strictly via Simon Heal Estate Agents on 01749343111.**

**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.