



SimonHeal
ESTATE AGENTS

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**2 STARLING WAY, TADLEY ACRES
SHEPTON MALLET, BA4 4EG**



FOR SALE £275,000

Simon Heal Estate Agents are pleased to present this 3 bedroom semi-detached house for sale, with a private garden, garage, parking, double glazing and gas central heating. The property is positioned within the popular Tadley Acres development, close to local amenities of Shepton Mallet and comprises lounge, dining room, kitchen, 3 bedrooms, family bathroom, garden garage and off-road parking.

VIEWING IS A MUST!

AVAILABLE VACANT WITH NO ONWARD CHAIN



Front entrance door to:

Entrance Hall

Radiator. Staircase rising to the first floor. Door to:

Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splash back. Radiator. Frosted window to front.

Living Room

11'7" x 11'8" 2 DG windows to front and rear. Radiator. TV point. Telephone point. Electric feature fireplace. Storage cupboard. Archway to dining room.



Dining Room

9'9" x 7'6" DG French doors to garden. Radiator. Door to kitchen.



Kitchen

Range of wall and base units. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Built-in electric oven and hob. Extractor hood. Stainless steel sink with a mixer tap. Boiler. Door and DG window to rear.



First Floor

Landing

Airing cupboard. Doors to:

Bedroom 1

11'6" x 9'6" (excluding wardrobe). Double glazed window to rear. Phone point, tv point. Radiator. Built-in wardrobe.



Bedroom 2

11'6" x 7'9" 2 DG windows to front and rear. Radiator.

Bedroom 3

8'3" x 7'9". Double glazed window to rear. Radiator.

Bathroom Modern white suite comprising pedestal wash hand basin, panel enclosed bath with shower above, WC. DG frosted window to front. Radiator.



Outside

Garden

An enclosed rear garden with double wooden gates leading to gravelled parking area, terraced lawns with flower & shrub borders.



Single Garage

Up and over door. Power and light connected. Boarded for further storage.



Agent Note

EPC = D

Sizes are approximate.

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.