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**FLAT 5 RUMSEY HOUSE, PAUL STREET
SHEPTON MALLET, BA4 5LA**



FOR SALE £84,950

A deceptively spacious 1 bedroom top floor maisonette in the heart of Shepton Mallet. The property comprises open plan lounge/kitchen with a cooker, 1 double bedroom, bathroom with bath and shower. The property is very well presented throughout and is available

VACANT NOW WITH NO CHAIN

ATTENTION INVESTORS! OVER 10% IN ANNUAL YIELD!

Communal entrance door with stairs up to 1st floor and personal door into the flat.

BATHROOM

7'8 x 6'8

3-piece suite comprising WC, washbasin with tiled splash backs, and panelled bath with shower over, partly tiled walls, fan heater, extractor fan, wall mounted mirror.



Stairs to 1st Floor

Smoke alarm, doorbell, doors into:

BEDROOM

17'0 x 8'9 (maximum size)

Window to front, electric heater.



LOUNGE/KITCHEN

20'7 X 12'11 (maximum size incl. kitchen units)

2 windows to front, sky light window to rear, TV and phone points, night storage heater.



Kitchen Area

A range of base units with worktops and tiled splash backs, space for a fridge. There is space and plumbing for a washing machine or dishwasher.

There is a built-in electric cooker with hob. Stainless steel sink and mixer taps, extractor fan, airing cupboard housing a water tank, smoke alarm access to loft, breakfast bar over base units.



Agent Note

Viewing is strictly via Simon Heal Estate Agents
On 01749 343111

Leasehold, details available on request. EPC = E

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.