

6 Swan House,

Shepton Mallet, BA4 5EZ

COOPER
AND
TANNER



£80,000 Leasehold

1 1 1 EPC C

Description

This deceptively spacious light and airy first floor apartment offers well proportioned accommodation in a cul de sac location with communal parking.

A communal entrance hall with security entry phone as a staircase rising to the first floor where the private entrance door gives access to the apartment and leads into the entrance hall. From here a door leads into the kitchen / dining room, which is fitted with pine wall units and work surfaces including a stainless steel sink. There is plumbing for washing machine and a fitted oven. There is space for freestanding appliances including under counter fridge and freezer, as well as space for chairs and a table. A multi paned glazed door leads into the sitting room with large picture window affording lots of natural light. A door leads into an inner hall and from here a door leads into the double bedroom which also has a double glazed window and wall mounted gas boiler providing the hot water and heating. The shower room has been recently updated and comprises a modern white suite of low level wc, pedestal wash hand basin and walk in shower cubicle. Outside there is communal parking shared with other residents in the neighbourhood and communal bin area.

Terms of Lease & Management – 125 years from 1994. £10 pa Ground Rent. Service Charge £30.55 paid monthly.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- First Floor Apartment
- Double bedroom
- Good size kitchen / dining room
- Modern shower room
- Original features
- Gas heating
- All mains' services are connected
- Internal viewing recommended



Local Information

- Council Tax Band TBC
- Tenure and Fees Leasehold Please see in main text
- EPC Rating C

SHEPTON MALLET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

