

# Zion Hill

Shepton Mallet, BA4 5DT

COOPER  
AND  
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£185,000 Freehold

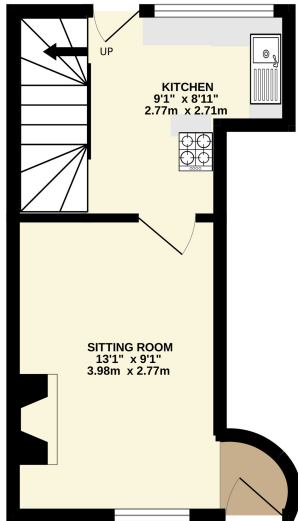
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## Description

This mid-terraced cottage is within easy walk of the town centre and the local amenities. The accommodation arranged over two floors comprise an entrance lobby, sitting / dining room with gas fire, kitchen fitted with a range of units, electric cooker and door to courtyard. From here, a door and staircase rises to first floor where there is a good sized shower room and double bedroom. There is an enclosed front garden and a rear courtyard, which has pedestrian access across the adjoining properties to the end of the terrace. The property benefits from a gas radiator heating system and double glazing. This lovely cottage would make an ideal first time or investment purchase.



GROUND FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR  
193 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA: 414 sq.ft. (38.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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

- Offered with no onward chain
- Enclosed courtyard
- Double bedroom
- First floor shower room
- Sitting / dining room
- Gas radiator heating
- Rear pedestrian access



## Local Information

- Council Tax Band A
- Tenure Freehold
- EPC Rating TBC

### SHEPTON MALLET OFFICE

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