



# STONEBRIDGE

Independent Estate Agents

**2 Western Court,  
Shepton Mallet, BA4 5DQ**



Energy Efficiency Rating		Current	Potential
More energy efficient = lower running costs			
A	92-100		72
B	81-91		
C	69-80		
D	55-68		
E	49-54	47	
F	45-48		
G	1-44		
100 energy efficient = higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Only environmental friendly = lower CO <sub>2</sub> emissions			
A	100-109		67
B	91-100		
C	81-90		
D	71-80		
E	61-70	41	
F	51-60		
G	41-50		
100 environmental friendly = higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



An extensive, spacious, 1 bedroom apartment with parking and gardens on the outskirts of Shepton Mallet.

**Asking Price: £119,950**

[www.stonebridgesouthwest.co.uk](http://www.stonebridgesouthwest.co.uk)

Tel: 01749 330400 Fax: 01749 334370  
33 High Street Shepton Mallet BA4 5AQ

## Details

- \* 1 Bedroom
- \* Kitchen
- \* Parking
- \* Living room
- \* Communal gardens
- \* No onward chain.

An extensive, spacious, 1 bedroom ground floor apartment on the outskirts of Shepton Mallet. Accommodation comprises: Living room, bedroom, bathroom and kitchen/breakfast room. There is parking, communal gardens and no onward chain. Ideal for first time and investment buyers.

### Outside

There is communal parking within the grounds of the apartment block. There are also communal gardens to the rear and to the side of the building which are mainly laid to lawn with mature shrubs and fruit trees.

### Tenure

Leasehold. This information has been provided by the vendor but we advise that you confirm this with your solicitor.

### Local Authority

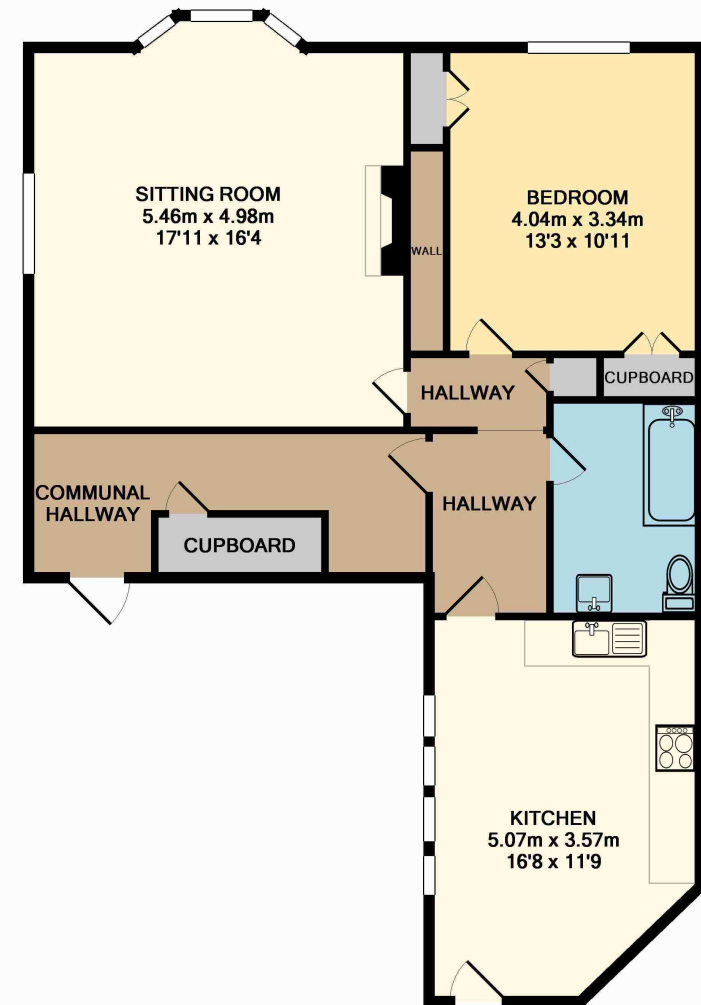
Mendip District Council

### Situation

No onward chain.

### Services

Gas, electricity and mains drainage



TOTAL APPROX. FLOOR AREA 81.1 SQ.M. (873 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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