



**ENGLISH  
HOMES**



**Silver Springs, Shepton Beauchamp, TA19**

**Guide Price: £230,000**

*Freehold*



# 3 Silver Springs, Shepton Beauchamp, TA19

Offered with the benefit of no onward chain.

We are delighted to bring to the market, this beautifully presented, two double bedroom property with two off-road parking spaces, in the centre of the popular village of Shepton Beauchamp.

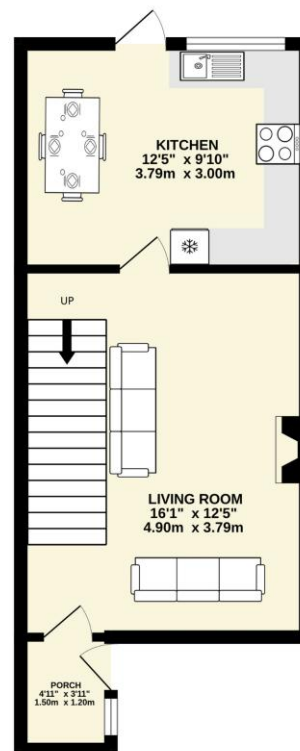
In summary the property consists of an Entrance Porch, large Sitting Room, Kitchen/Dinning room, two double bedrooms and family bathroom. Garden to the front and a courtyard garden to the rear.

The property is beautifully presented and has been well maintained by the current owners.

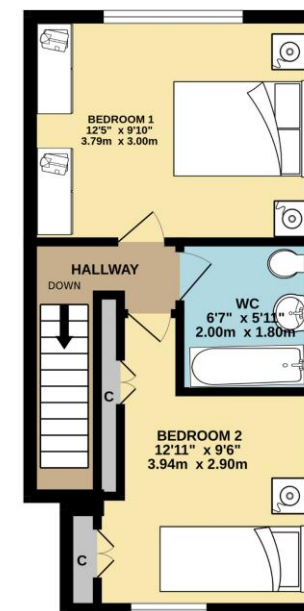
The property is approached from the front via a pathway with A small area of front garden. A part-glazed front door leads into a useful Entrance porch, ideal for coats/boots etc, then leading into the spacious Sitting Room with electric flame effect fireplace with a wooden surround and mantelpiece, making it the focal point of the room. A glazed door leads into the Kitchen/Dining room. Stairs from the Sitting room rise to the first floor where there are two double bedrooms and a family bathroom.

To the rear is a pretty courtyard garden, which is a beautiful sunny spot, perfect for alfresco dining and drinks. A pedestrian gate leads directly out onto the designated parking for the property. There are two parking spaces belonging to the property.

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

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.  
Made with Metropix G2025







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 			

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.