

# Your local property expert

TELEPHONE  
(01761) 411020

EMAIL  
sales@samchiversproperty.co.uk

**Sam  
Chivers**  
ESTATE AGENTS



A substantial detached period property occupying a private level plot

Four receptions and spacious kitchen dining room

Four double bedrooms with master ensuite and family

scullery, utility and cloakroom, gas ch and double glazing

Two private drives, one to double garage and one to garden workshop

Approximately half acre grounds with lawns and vegetable plot



**Prospect House**  
**Wells Road**  
**Radstock BA3 3RP**

**£575,000**

A substantial detached period residence constructed circa 1895 and occupying a level private plot of approximately half acre with two separate vehicular accesses to front and rear. The accommodation comprises entrance vestibule, entrance hall, lounge dining room, kitchen breakfast room with adjoining scullery, second snug sitting room, conservatory, utility room and cloakroom. On the first floor there is a light and airy landing, four double bedrooms with the master bedroom enjoying an ensuite shower room there is also a family bathroom. Gas ch and double glazing. The property is approached via a private gated driveway which leads to a double garage. The grounds consist of level sunny lawns, well established shrub borders, vegetable garden and further private lawn. There is a detached garage workshop measuring twenty-five-foot x fifteen feet with power and light, this building has vehicular access with wooden double gates from a separate drive to rear. This truly is an extremely rare opportunity.



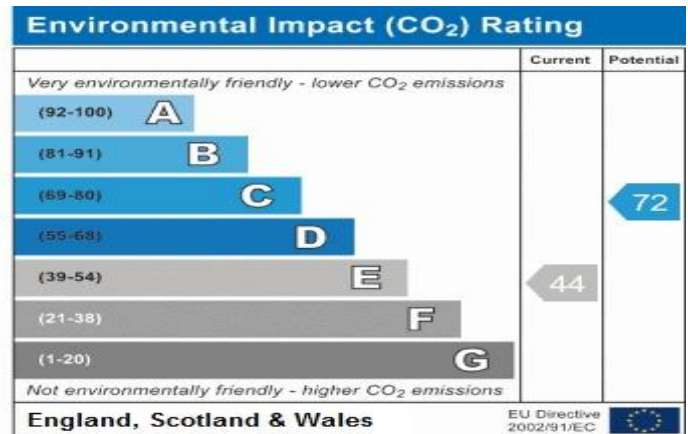
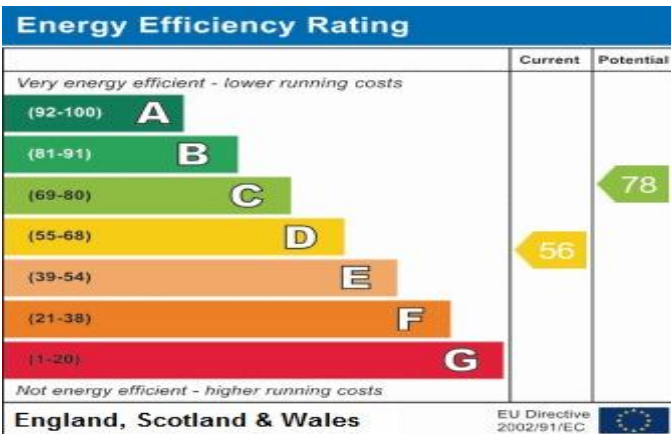
Ground Floor



First Floor



Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



Sam Chivers Estate Agents provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on;

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.