

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from their solicitor. Items shown in photographs are not included unless surveyor. References to the tenure of a property, are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





- Unusual split level detached family home
- Split level living/dining room
- Sun room and kitchen
- Utility
- Three bedrooms
- Spectacular southerly facing mature garden
- Gas central heating
- Large garage

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND D







Interesting and unusual split level detached family home.

Entrance porch with access to large garage, utility and hallway. Split level living/dining room with sun room and kitchen.

At the first floor are three, well proportioned bedrooms and a family bathroom.

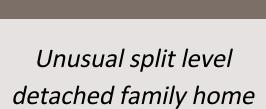
With off street parking to the front, there are spectacular, southerly facing, mature and tended gardens with various lawns, patios and pond areas, extensively stocked with a range of mature trees and shrubs.

Solar panels - The Vendors have confirmed there are solar panels at this property. The property owner benefits from the use of energy generated by the solar panels they have also purchased the battery.













the location

Set on the ever popular Dundridge Lane a short distance from Dundridge playing field, Conham river park, Crews Hole and Troopers Hill nature reserve. There are local shops are nearby Naggs Head Hill and the more comprehensive facilities of Hanham high street are within easy striking distance. Bristol 2.9 miles Bath 9.4 miles

just a thought...

If you hadn't considered a house of this era this one must be viewed! A bright home with lovely flow, offering spacious adaptable accommodation, with off street parking, garage with electric door, and courtesy door to the house, plus an amazing loved and maintained rear garden with green southerly aspect.