



**Edford Green, Holcombe, Radstock.**

**£441,000**



A deceptively spacious family home set within a quiet countryside location. Barons are delighted to welcome to the market this property positioned in the village of Holcombe. The property comprises a living room with an open fire place, a separate dining room, a newly fitted kitchen, utility room and cloakroom. On the first floor you are greeted with three double bedrooms and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, a low maintenance rear garden, ample parking and a double garage. Call BARONS today to arrange your viewing on 01761 411411.

- **Energy Rating - D**
- **Double Garage & Ample Parking**
- **Open Fire Place**
- **Quiet Countryside Location**
- **Low Maintenance Rear Garden**
- **Spacious Family Home**
- **Tenure - Freehold**
- **Council Tax Band - D**
- **3D INTERACTIVE TOUR**
- **Well Presented Throughout**

Living Room 17'4 x 14'3 (5.28m x 4.34m )

Dining Room 11'7 x 11'11 (3.53m x 3.63m)

Kitchen 13'0 x 11'8 (3.96m x 3.56m)

Utility/Downstairs Shower Room 13'0 x 6'2 (3.96m x 1.88m)

Bedroom One 14'3 x 10'4 (4.34m x 3.15m)

Bedroom Two 13'1 x 10'5 (3.99m x 3.18m)

Bedroom Three 11'7 x 11'9 (3.53m x 3.58m)

Bathroom 8'11 x 7'5 (2.72m x 2.26m)



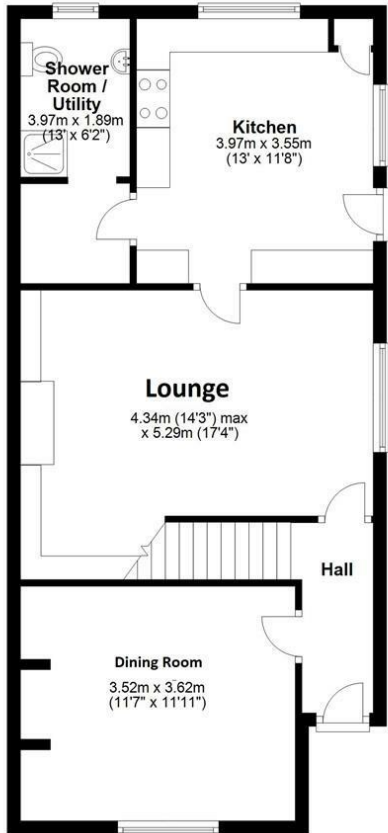






**Ground Floor**

Approx. 61.0 sq. metres (656.3 sq. feet)



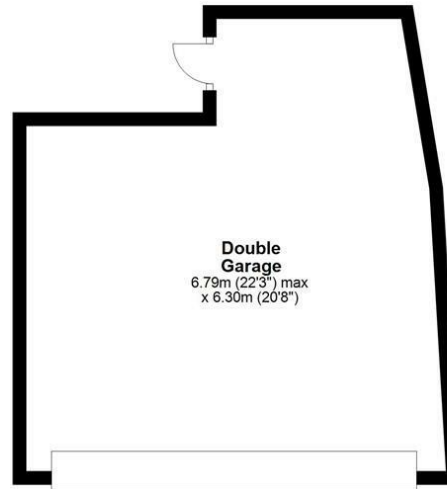
**First Floor**

Approx. 59.6 sq. metres (641.1 sq. feet)



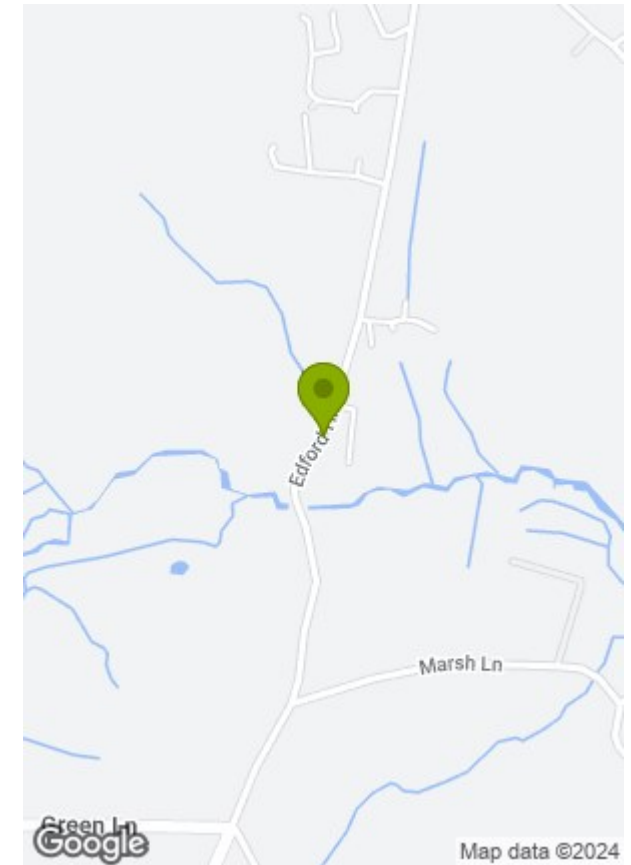
**Outbuilding**

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 157.0 sq. metres (1689.8 sq. feet)

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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.