



Plovers Rise, Radstock.

£489,000

Barons are DELIGHTED to welcome to the market this WELL PRESENTED spacious family home. Located close to local amenities and close commuting distance to the City Of Bath. The property comprises a bright and airy living room, a kitchen, utility room, cloakroom and a lovely spacious conservatory. On the first floor you are greeted with four bedrooms, one of which benefits from an en-suite and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, an enclosed rear garden, double garage and parking. Call Barons today on 01761 411411 to arrange your viewing. *****3D INTERACTIVE TOUR*****

- Energy Rating - C
- Garage and Driveway Parking
- Close Commuting Distance To The City Of Bath
- 3D INTERACTIVE TOUR
- Well Presented Throughout
- A Lovely Spacious Family Home
- Conservatory & Cloakroom
- Cul-De Sac Location
- Council Tax Band - E
- Tenure - Freehold

Living Room 19'0 x 19'7 (5.79m x 5.97m)

Kitchen 12'5 x 9'6 (3.78m x 2.90m)

Utility Room 5'6 x 9'3 (1.68m x 2.82m)

Cloakroom 8'7 x 3'3 (2.62m x 0.99m)

Conservatory 12'4 x 9'7 (3.76m x 2.92m)

Bedroom One 13'2 x 12'3 (4.01m x 3.73m)

En-Suite 6'6 x 5'0 (1.98m x 1.52m)

Bedroom Two 10'5 x 9'4 (3.18m x 2.84m)

Bedroom Three 11'5 x 8'4 (3.48m x 2.54m)

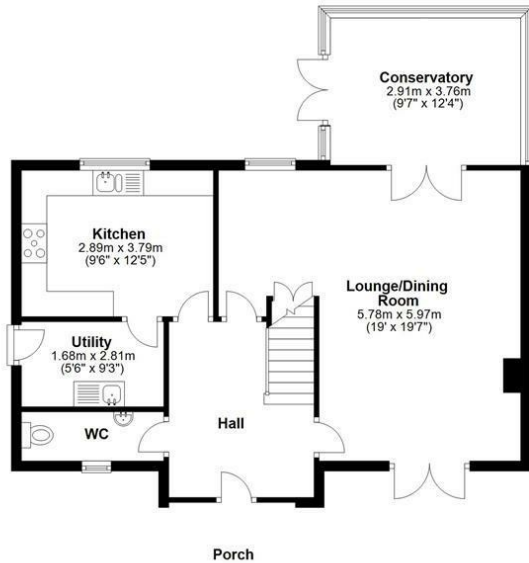
Bedroom Four 9'10 x 6'6 (3.00m x 1.98m)

Bathroom 8'10 x 5'6 (2.69m x 1.68m)

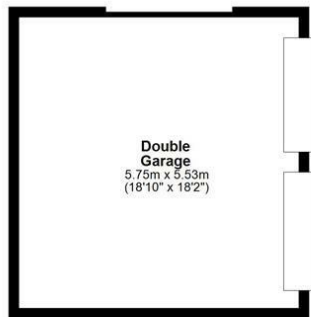
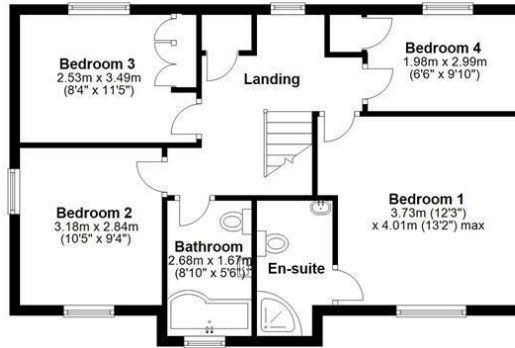




Ground Floor
Approx. 108.3 sq. metres (1165.6 sq. feet)

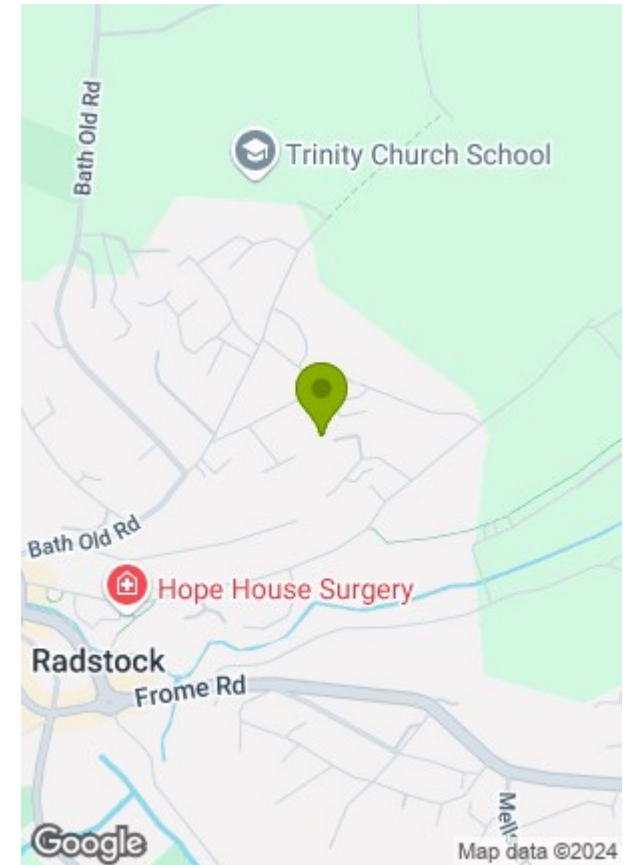


First Floor
Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 166.4 sq. metres (1791.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.