

Plovers Rise, Radstock.

£489,000

Barons are DELIGHTED to welcome to the market this WELL-PRESENTED and SPACIOUS family home, ideally situated within easy reach of local amenities and offering excellent access for commuters to the City of Bath.

This attractive property features a bright and airy living room, a well-equipped kitchen, utility room, cloakroom, and a beautifully spacious conservatory, perfect for relaxing or entertaining all year round.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom.

Further highlights include gas central heating, UPVC double glazing, an enclosed rear garden, double garage, and off-street parking. With its fantastic location and generous living space, this home is perfect for families or professionals looking for a peaceful setting within easy commuting distance of Bath. Call Barons today on 01761 411411 to arrange your viewing.

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

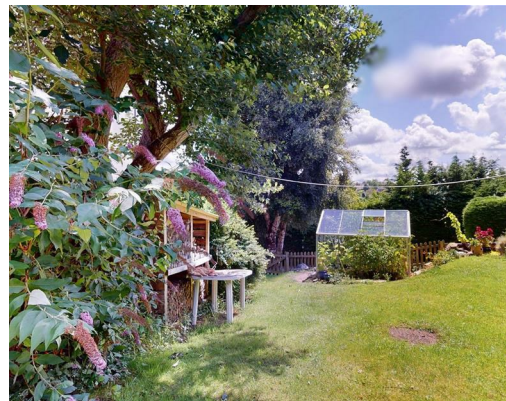
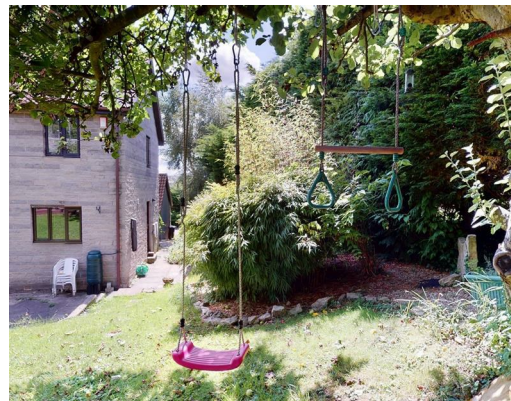
Bedroom Two 10'5 x 9'4 (3.18m x 2.84m)

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

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

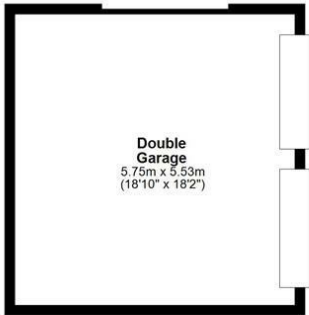
Bathroom 8'10 x 5'6 (2.69m x 1.68m)





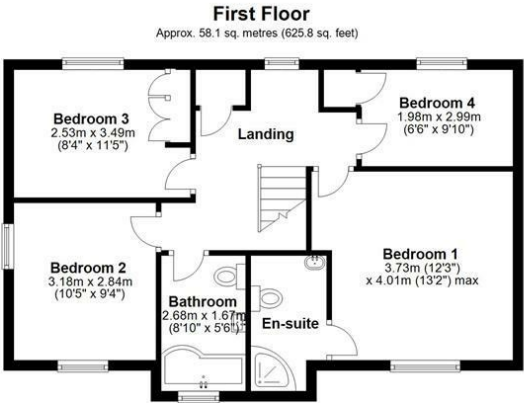


Porch



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.