



St Marys Rise, Writhlington, Radstock

£430,000

- Energy Rating - C
- STUNNING VIEWS TO THE REAR
- Garage & Parking
- Council Tax Band - E
- Quiet Cul-De-Sac Location
- Great Size Family Home
- Tenure - Freehold
- Viewings Highly Recommended
- 3D INTERACTIVE TOUR
- Installed With Solar Panels Giving A Great Return

A deceptively large family home with stunning far reaching countryside views. BARONS are delighted to welcome to the market this great home located a close distance to local amenities and close commuting distance to the City Of Bath. Entering the on first floor where you are greeted with four good size bedrooms, an en-suite and family bathroom. On the second floor you are greeted with another bedroom with potential to make larger if required. On the ground floor you are greeted with a large bright and airy living room, separate dining room and a kitchen. The property further benefits from gas central heating, UPVc double glazing, parking and a larger than average garage. Viewings are highly recommended so call Barons today on 01761 411411

Porch

Living Room 13'1" x 19'7" (4.00 x 5.97)

Kitchen 11'1" x 7'9" (3.40 x 2.38)

Utility Room 7'10" x 5'0" (2.39 x 1.53)

Dining Room 16'6" x 8'9" (5.04 x 2.68)

Cloakroom

Bedroom One 11'9" x 11'6" (3.60 x 3.53)

En-Suite

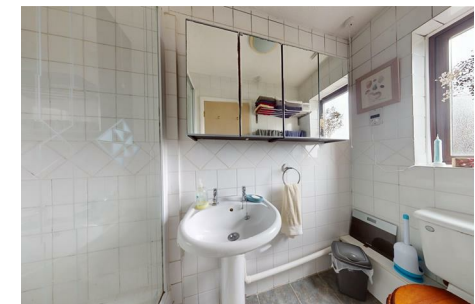
Bedroom Two 12'8" x 7'5" (3.88 x 2.28)

Bedroom Three 11'10" x 7'5" (3.63 x 2.28)

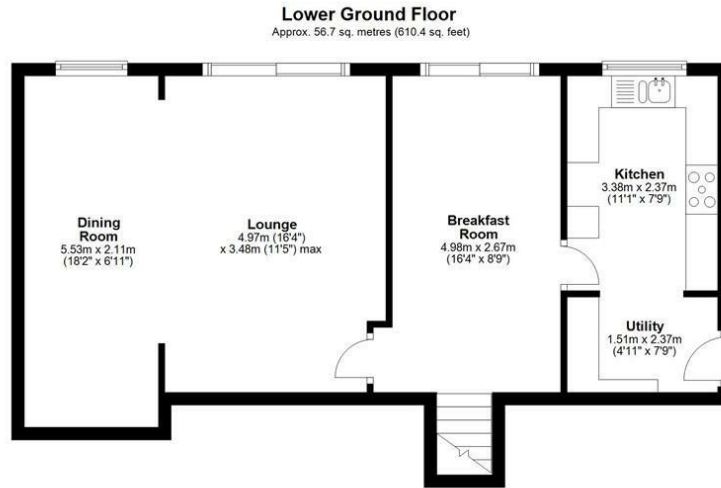
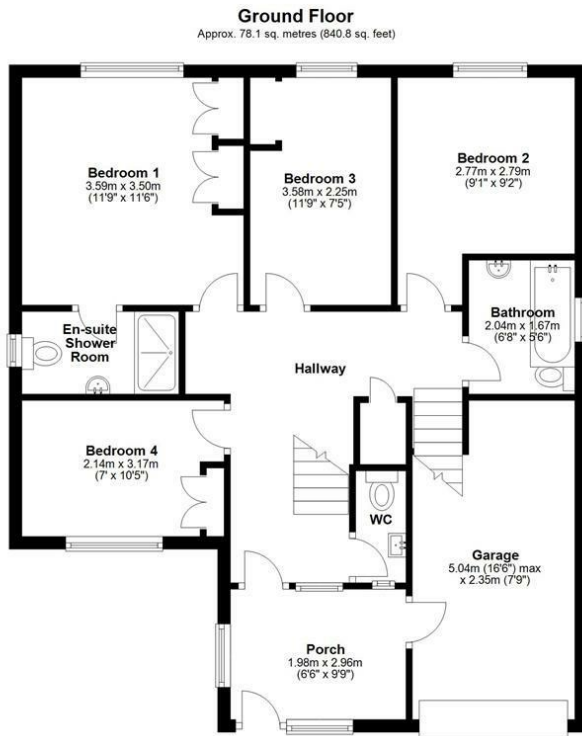
Bedroom Four 10'6" x 7'0" (3.21 x 2.15)

Bedroom Five 9'3" x 9'2" (2.83 x 2.81)

Bathroom 6'8" x 5'7" (2.05 x 1.71)

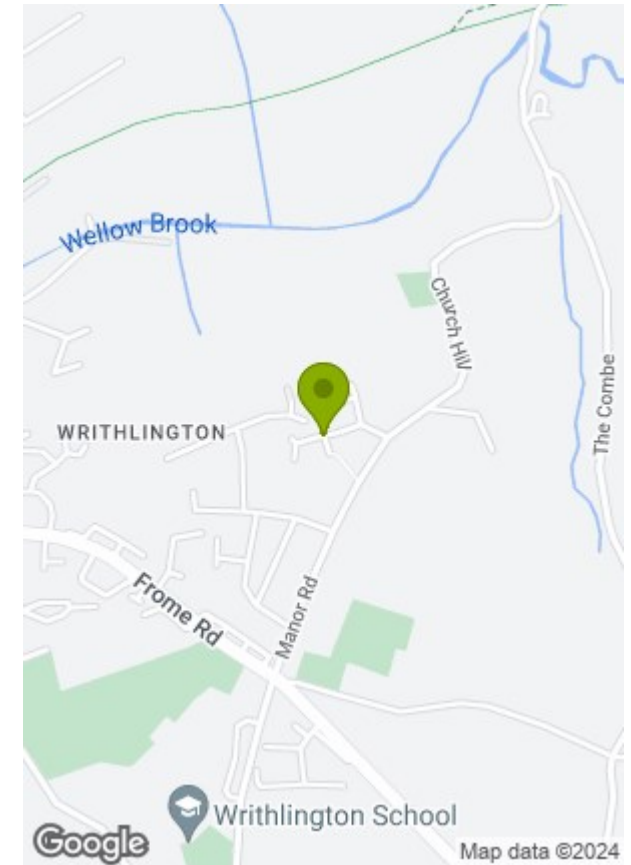






Total area: approx. 141.1 sq. metres (1518.7 sq. feet)

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