



**Waterford Park, Westfield Radstock , BA3 3T Offers In The Region Of**

- Energy Rating - D
- Beautifully Presented Throughout
- Tenure - Freehold
- South Facing Garden
- Council Tax Band - C
- Extended Family Home
- Sought After Area
- Close To Local Amenities & On Bus Routes
- NO ONWARDS CHAIN
- Early Viewings Recommended

Barons proudly presents this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME, nestled in the desirable area of Westfield. Close to local conveniences and excellent transport links via bus routes to neighbouring towns and villages, this residence offers both comfort and convenience. The property comprises a kitchen, a welcoming dining area, a convenient utility room, and a bright and airy living room. Additionally, there's a versatile reception/playroom, perfect for accommodating various lifestyle needs. Ascending to the first floor, you'll find three generously sized bedrooms and a modern family bathroom, providing ample space for the whole family. Outside, the property impresses with an expansive paved driveway leading to a storage unit and a manicured lawn garden at the front. At the rear, a beautifully landscaped south-facing garden awaits, complete with a paved patio area ideal for outdoor entertaining and a lawn for leisurely activities. The property benefits from gas central heating, UPVc double glazing. VIEWINGS are Highly recommended so call Barons today on 01761 411411.

**Living Room 13'2" x 11'3" (4.02 x 3.45)**

**Kitchen 11'3" x 8'2" (3.45 x 2.50)**

**Utility Room 6'4" x 8'5" (1.95 x 2.58)**

**Office/Play Room 10'0" x 8'9" (3.07 x 2.69)**

**Separate Dining Room 13'9" x 12'9" (4.20 x 3.90)**

**Bedroom One 13'9" x 10'5" (4.20 x 3.20)**

**Bedroom Two 10'5" x 9'2" (3.20 x 2.80)**

**Bedroom Three 8'6" x 7'2" (2.60 x 2.20)**

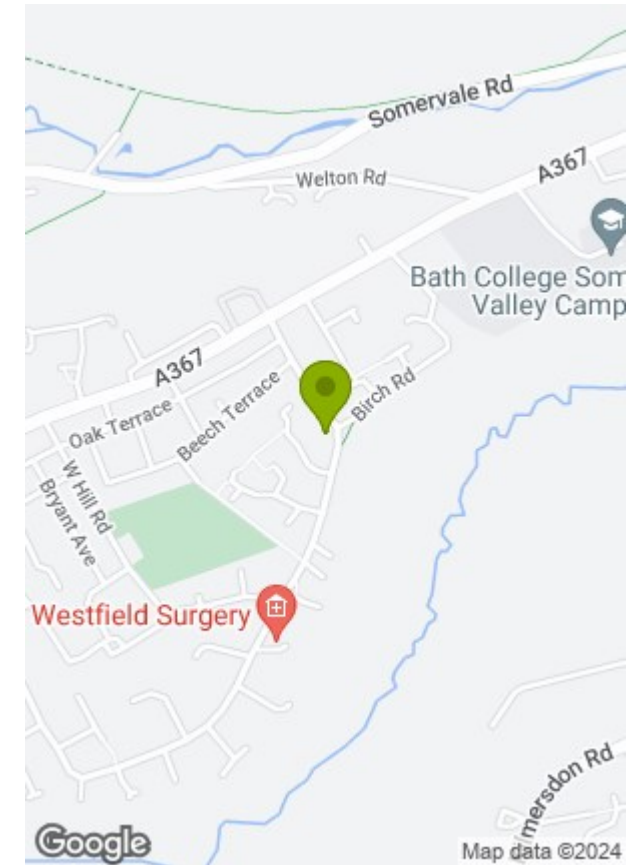
**Bathroom 5'11" x 5'6" (1.82 x 1.69)**







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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		
	65	84
England & Wales	EU Directive 2002/91/EC	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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