

Wells Road, Radstock , BA3 3RP

£294,000

- Enclosed Rear Garden
- Close Commuting Distance To The City Of Bath
- Energy Rating - E
- Spacious Family Home
- Tenure - Freehold
- Council Tax Band - B
- Parking
- End Terrace

Barons welcomes to the market this THREE BED COTTAGE in Westfield. This pretty and characterful, old cottage boasts many period features; decorative stone lintels, arched internal doorways and windows, thick stone walls which in turn create window seats to sit on and take in the far reaching views, generous tiered private rear garden, with mature plants and trees, enclosed yard and 2 parking spaces adjoining the rear garden, accessed by a secluded driveway." The accommodation comprises a cosy living room featuring a beautiful fireplace, a well appointed kitchen and dining room with rear door leading out into the private enclosed rear garden. Upstairs, the first floor offers three bedrooms two of which are doubles and a family bathroom. The property further benefits from gas central heating and UPVc double glazing.

Kitchen / Dining Room 9'4" x 15'3" (2.87 x 4.67)

Living Room 14'0" x 16'7" (4.28 x 5.07)

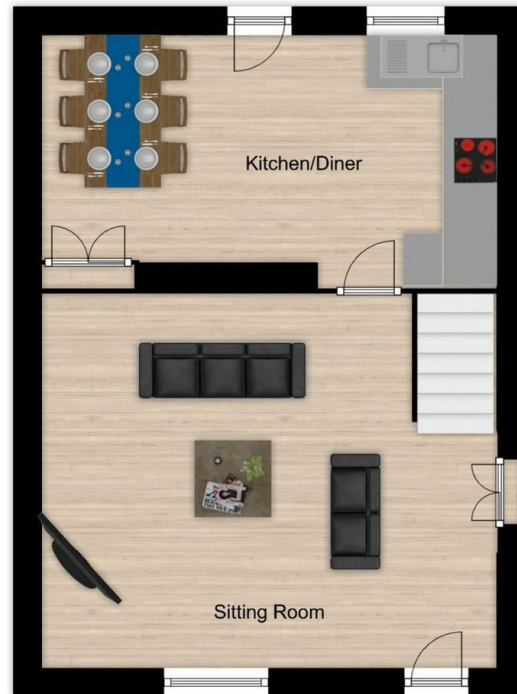
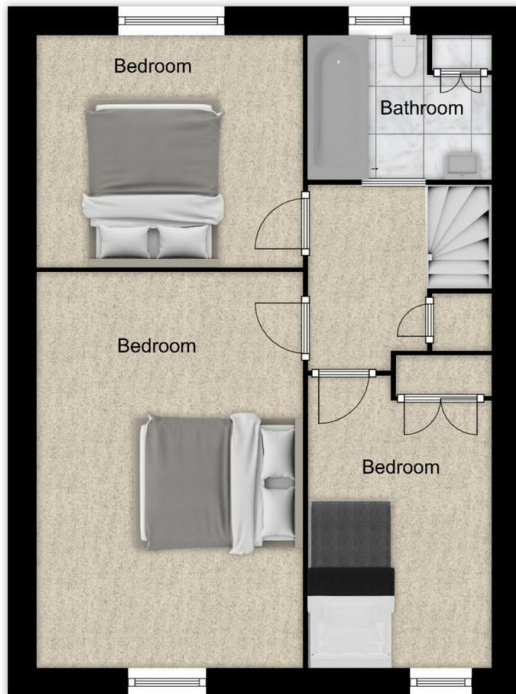
Bedroom One 14'0" x 9'9" (4.29 x 2.98)

Bedroom Two 8'9" x 9'9" (2.67 x 2.98)

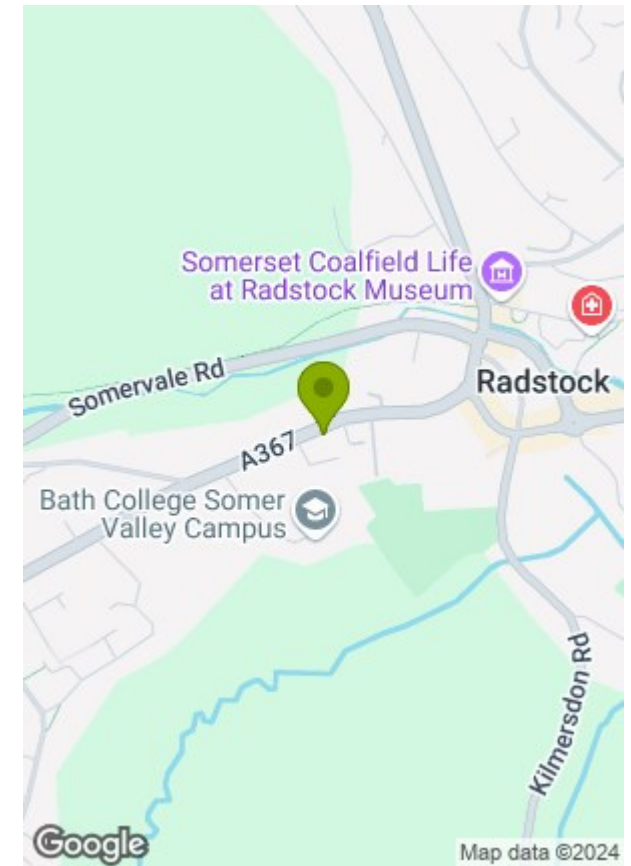
Bedroom Three 10'7" x 6'8" (3.23 x 2.04)







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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		
		75
	47	
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	

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