



**16 Haydon Gate, Radstock , BA3 3RB**

**£305,000**

- Three Bed End Terrace
- Large Conservatory
- Spacious Accommodation
- Single Garage
- Large Driveway
- Council Tax Band - C
- Tenure - Freehold
- Front And Rear Gardens
- Energy Rating - D
- 3D Tour

Barons are delighted to offer THREE bed END TERRACE home in Haydon. This property boasts spacious accommodation comprising of entrance, sitting room leading to dining room, a good sized conservatory with French doors leading to the rear garden, kitchen, three good sized bedrooms, and bathroom with walk in shower cubicle and separate W/C. Internally the property also boasts gas central heating and UPVC double glazing. Externally the property benefits from front and rear garden, a single garage and driveway. Call Barons today to arrange your early internal viewing on 01761 411 411.

**SITTING ROOM 13'3" x 11'6" (4.06 x 3.51 )**

**DINING ROOM 10'4" x 7'10" (3.15 x 2.41 )**

**KITCHEN 11'8" x 8'5" (3.58 x 2.59 )**

**CONSERVATORY 9'8" x 8'5" (2.95 x 2.59 )**

**BEDROOM ONE 11'3" x 10'4" (3.45 x 3.15 )**

**BEDROOM TWO 10'5" x 8'9" (3.18 x 2.69 )**

**BEDROOM THREE 8'0" x 7'4" (2.46 x 2.24 )**

**BATHROOM 8'10" x 5'6" (2.70 x 1.70)**

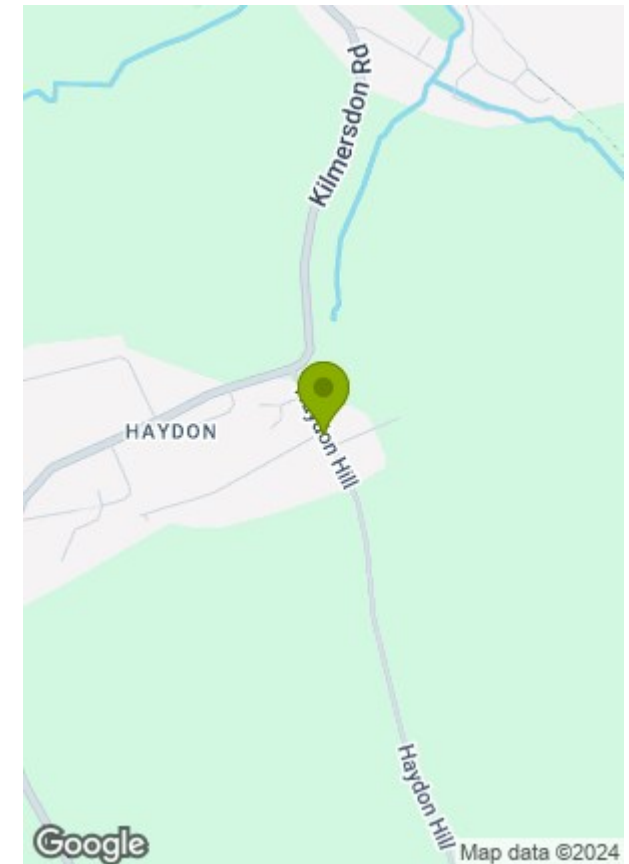
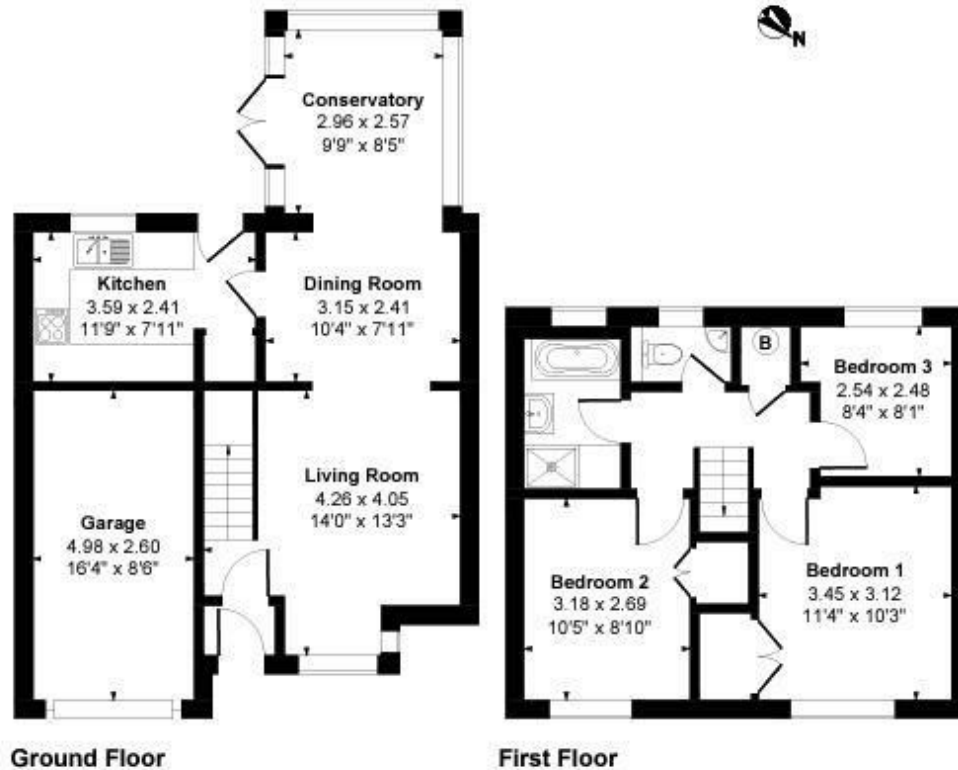
**SEPARATE W/C**

**GARAGE**





Approximate Gross Internal Area  
Total = 97 sq m (1041 sq ft)  
Main House = 84 sq m (902 sq ft)  
Garage = 13 sq m (139)sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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	

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