



**25 Cobblers Way, Radstock, BA3 3BX**

**£310,000**



- Beautifully Presented Throughout
- Tenure - Freehold
- Council Tax Band - C
- Energy Rating - B
- Ample Of Parking
- Enclosed Low Maintenance Garden
- Close To All Local Amenities
- Spacious Accommodation

Nestled in the charming area of Cobblers Way, Westfield, Radstock, this newly built two-bedroom house offers a perfect blend of modern living and comfort. The property is beautifully presented throughout, showcasing contemporary design and high-quality finishes that are sure to impress. As you step inside, you will be greeted by a well appointed open plan kitchen / diner, a useful WC and a bright and airy living space that is ideal for both relaxation and entertaining. To the first floor you have two generously sized bedrooms and a family bathroom, providing ample room for furnishings and personal touches. Outside, you will find ample parking, a valuable feature in today's busy world. This delightful home is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on quality. With its prime location and modern features, this property is not to be missed. Come and experience the charm of this new build in Westfield, Radstock, and envision your future in this lovely home.

Kitchen / Dining Room 18'0" x 9'3" (5.50 x 2.84)

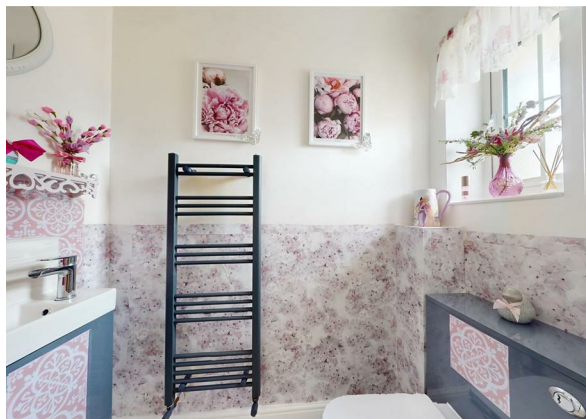
Lounge 13'6" x 12'8" (4.14 x 3.88)

WC 5'9" x 2'9" (1.76 x 0.86)

Bedroom One 13'3" x 12'8" (4.04 x 3.88)

Bedroom Two 12'8" x 9'8" (3.88 x 2.97)

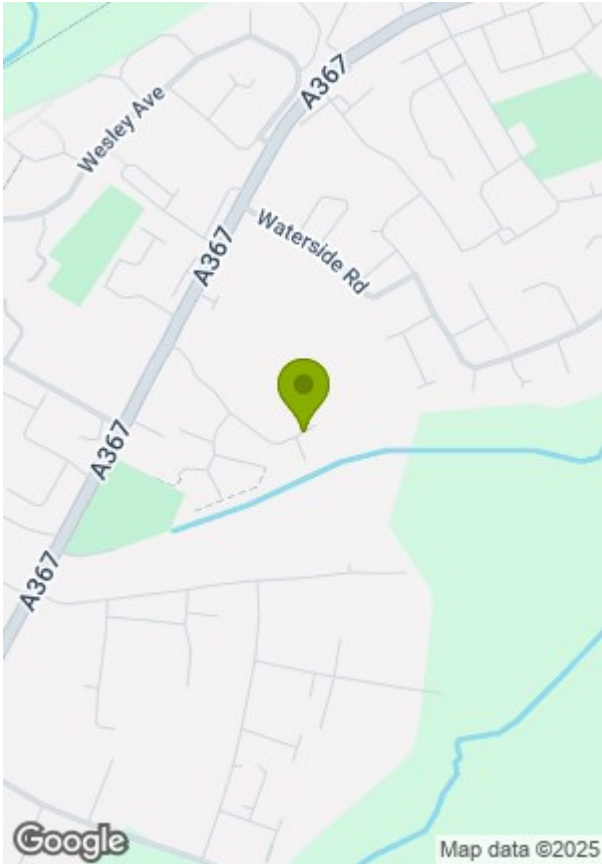
Bathroom 7'4" x 5'7" (2.26 x 1.72)







# AWAITING FLOORPLAN



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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