



Steam Mills, Midsomer Norton, Radstock , BA3 2JX

£270,000

- Three Bed Family Home
- Private Enclosed Rear Garden
- Vendor Already Situated
- Council Tax Band - B
- Close Walking Distance To The Highstreet
- Well Presented Throughout
- Parking Space For A Small Car
- Tenure - Freehold
- Energy Rating - D
- Period Property

A beautifully presented cottage offering the perfect blend of character features and modern living. Boasting three well-proportioned bedrooms, this charming home is ideally suited to families, professionals, or those seeking a peaceful retreat. The thoughtfully designed layout maximises both space and natural light, creating a warm and welcoming atmosphere throughout.

The ground floor comprises a stunning rustic kitchen/breakfast room, a cosy and inviting lounge, a bright conservatory, and a well-appointed family bathroom. To the first floor, the main bedroom which benefits from ample built-in wardrobes alongside a third bedroom. The second floor offers a further versatile bedroom, currently used as a home office, ideal for modern living requirements.

This property is a charming home filled with character and potential. The property further benefits from a newly installed boiler, gas central heating, and UPVc double glazing. Whether you are a first-time buyer or looking to downsize, this delightful cottage in Steam Mills presents a fantastic opportunity to enjoy a relaxed lifestyle. Early viewing is highly recommended to fully appreciate all this lovely home has to offer. Call BARONS today on 01761 411 411.

Kitchen 12'2" x 13'2" (3.72 x 4.02)

Lounge 13'5" x 12'4" (4.09 x 3.77)

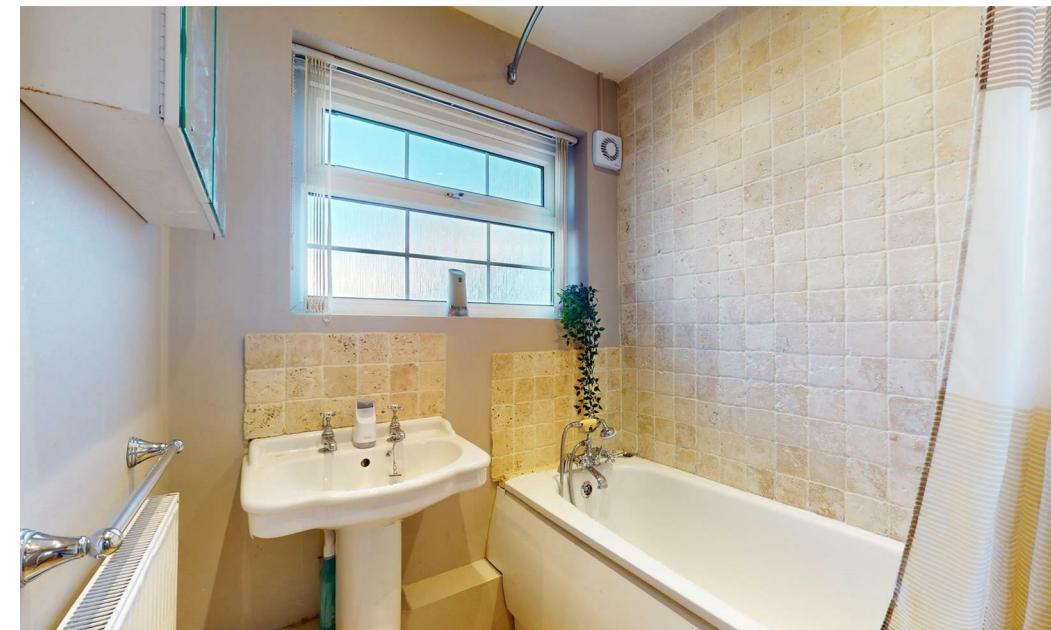
Conservatory 11'2" x 8'5" (3.41 x 2.58)

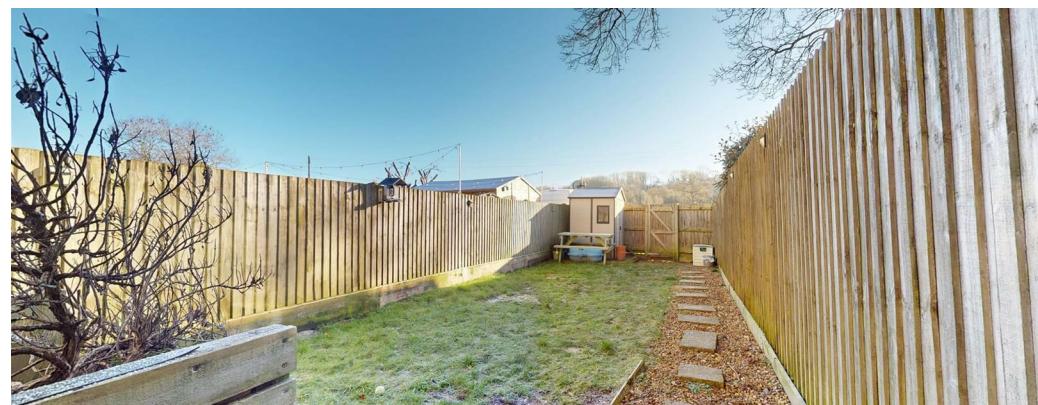
Downstairs Bathroom 5'5" x 5'4" (1.66 x 1.63)

Bedroom One 13'7" x 10'4" (4.16 x 3.17)

Bedroom Two 18'1" x 13'3" (5.52 x 4.04)

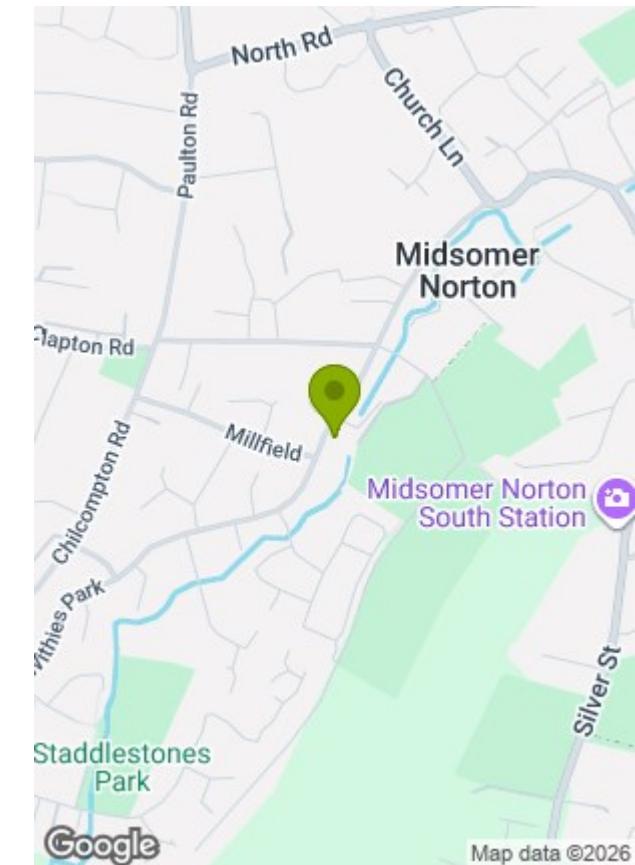
Bedroom Three 10'10" x 6'4" (3.31 x 1.95)







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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | B | | |
| (81-91) B | C | | |
| (69-80) C | D | | |
| (55-68) D | E | | |
| (39-54) E | F | | |
| (21-38) F | G | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | B | | |
| (81-91) B | C | | |
| (69-80) C | D | | |
| (55-68) D | E | | |
| (39-54) E | F | | |
| (21-38) F | G | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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