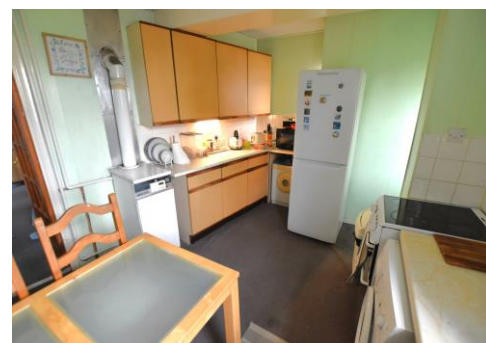




- A detached cottage in need of general refurbishment throughout
- Cosy lounge with open fireplace and separate dining room
- Kitchen breakfast room and ground floor bathroom
- Three first floor double bedrooms
- Fully enclosed, level sunny garden and private driveway parking
- Offered for sale with no onward sales chain!



'A detached cottage, requiring renovation and updating throughout, conveniently located close to the village centre and its amenities!'

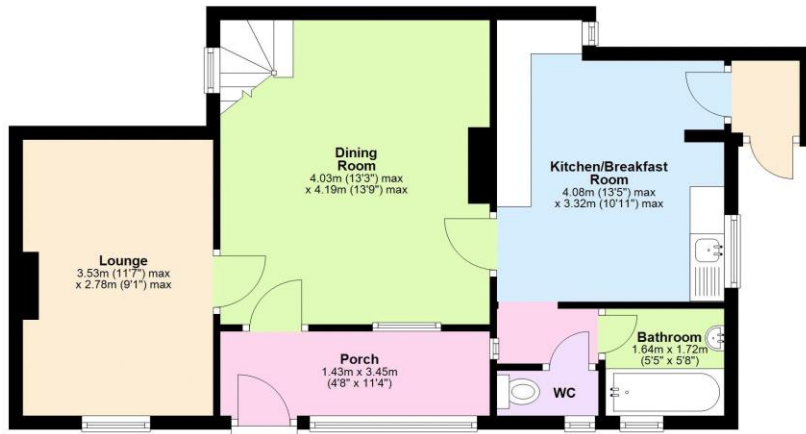
An interesting opportunity arises to purchase a three-bedroom detached cottage which requires general updating. The property has an entrance porch providing handy storage options and this then leads into a spacious dining room with stairs to the first floor. There is a cosy lounge with open fireplace, kitchen/breakfast room and a rear lobby. The bathroom is located on the ground floor with a separate wc. On the first floor there are three double bedrooms. Double glazing and oil CH. Externally the property has gated driveway parking and a well-maintained level lawn garden to the front.

The cottage is located central to the village and is just a minute's walk to the local shop, pharmacy, doctors surgery and Primary school. Midsomer Norton town is five miles in distance. Bath city centre fourteen miles in distance and Bristol city centre is twenty miles.

Tenure: Freehold
Council Tax Band: C



Ground Floor
Approx. 51.4 sq. metres (552.8 sq. feet)



First Floor
Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.