



- A modern three bedroom semi detached home
- Good size lounge/diner with doors to the garden
- Modern and well fitted kitchen/breakfast room
- Main bedroom with en suite shower room
- Low maintenance garden and easy parking
- Excellent location close to the cycle path



***'If you are looking for a straight forward move into a modern home that is in very good order then this three bedroom semi detached home could be just what you are looking for!'***

Built by Linden Homes in 2018, this three bedroom home is in smart order and also enjoys a low maintenance, private rear garden as well as easy parking right outside the property! On entering the property, there is an entrance hallway and a really useful ground floor wc. The kitchen is situated at the front of the property has space for appliances. There is a spacious lounge/dining room across the rear which has plenty of natural light coming in and has French doors onto the garden. On the first floor the main bedroom is a good size double with en suite shower room, the second bedroom is a double and the third a sizeable single. There is also a tidy family bathroom on the first floor. GCH and double glazing.

The rear garden is a real sun trap and is both level and manageable having been laid to artificial turf and patio to the far end. Private parking for at least two cars side by side at the front of the property. The property is sold with the remainder of its NHBC build warranty for peace of mind!

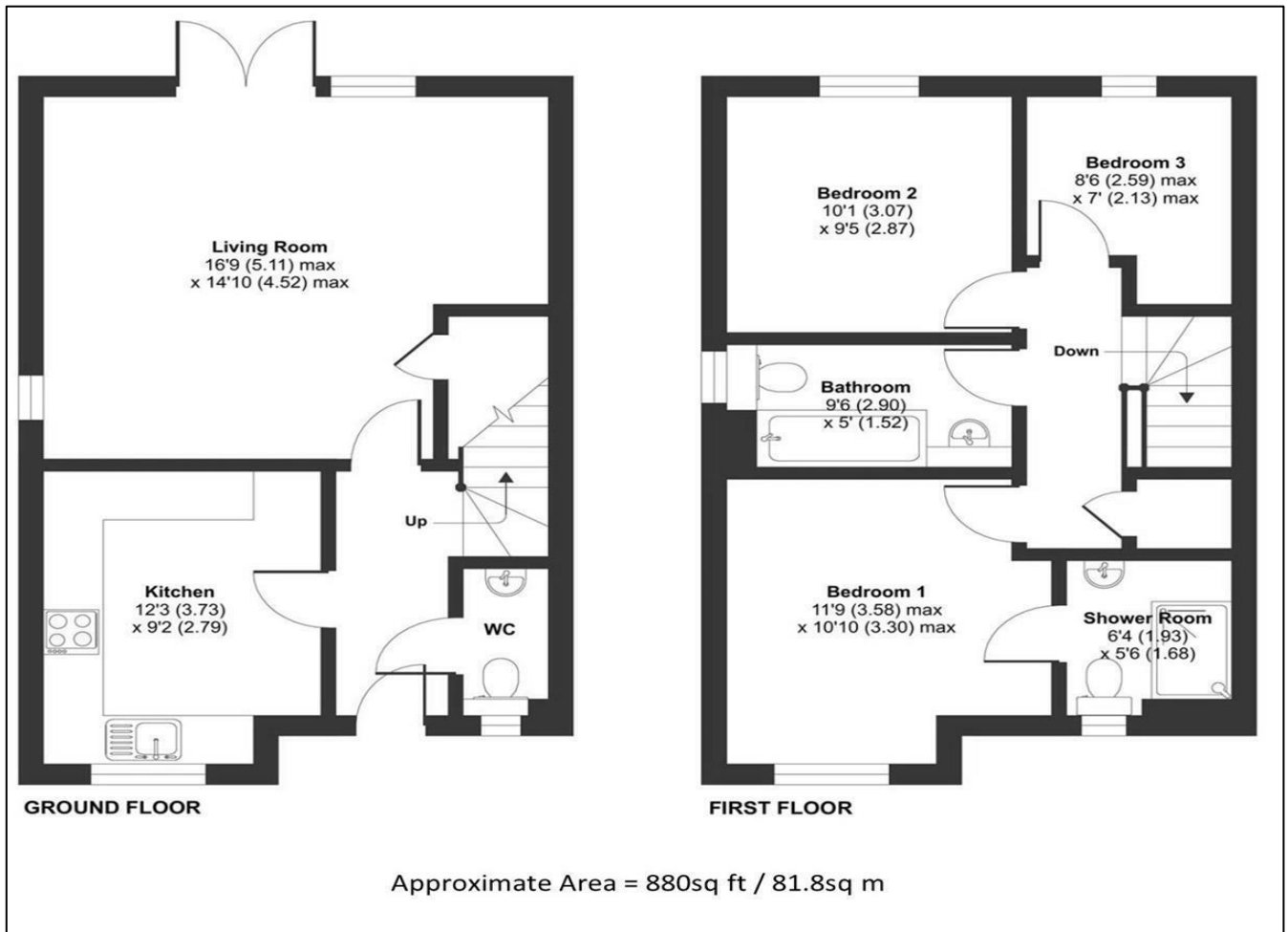
Agents Note: The property is subject to a service charge of £125.59 payable bi-annually towards the upkeep of the development and is payable to First Port Management.

The property forms part of a modern development that is central to Radstock and is therefore handily placed for access to plenty of amenities including St Nicholas school which is only minutes away. Bath and Bristol are easily commutable. The cycle path network is accessible at the head of the development which links towards Kilmersdon and beyond.

**Tenure:** Freehold

**Council Tax Band:** C





Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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](mailto: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.