



- A mature three bedroom semi detached home
- Smart open plan lounge/dining room/kitchen
- Three well proportioned bedrooms and a shower room
- Private and fully enclosed garden
- Garage and driveway parking. Walking distance of village centre
- Offered for sale with no onward chain



'A superb, sought after location within the village of Peasedown St. John with a generous sized, private rear garden!'

This mature three bedroom semi detached home is situated in a quiet residential cul-de-sac and is presented in smart order throughout. As you enter the property there is an entrance hallway with under stairs storage and stairs which rise to the first floor. The ground floor accommodation has been adapted to offer an open plan, social space where the lounge, dining area and kitchen flow seamlessly as one. The dining area has French doors to the garden and the kitchen itself is modern and well fitted and has a breakfast bar. On the first floor there are three bedrooms and an attractive shower room. GCH and double glazing. It is believed there is scope to extend out over the garage subject to obtaining the necessary planning permission.

At the front of the property there are a handful of steps up to the front door and there is a larger than average single garage with new up and over door and driveway parking to front. At the rear there is a private garden bounded by a stone wall and enjoys a lawn, patio and decked seating area all with a very private feel. Side access pathway.

Vicarage Gardens is a mature development of semi-detached houses and is just seven miles from Bath city centre. The village of Peasedown St John is extremely well served with a good primary school, doctors, dentist, pharmacy and a wide variety of shops. Public transport is regular running through the village every twenty minutes approx.

Tenure: Freehold

Council Tax Band: C





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.