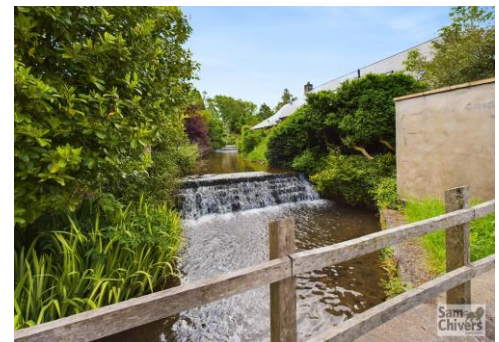




- An absolutely charming, double fronted riverside cottage
- Lounge with feature exposed beam and a sunny aspect
- Attractive kitchen breakfast room and separate utility room
- Two bedrooms, a very spacious main bedroom and first floor bathroom
- West facing, fully enclosed garden and handy storage shed
- Enjoying a quiet and tucked away position, offered for sale with no onward chain!



"A charming river front cottage which enjoys a tucked away and quiet location, being offered for sale with no onward chain."

The accommodation comprises a handy entrance porch. There is a lounge dining room with feature exposed beam and windows overlooking the front garden. A kitchen breakfast room is situated to the rear and connects well with the utility room. From the utility room there is a door to the rear, opening onto a shared pedestrian pathway which feeds the adjoining and adjacent cottages. On the first floor there are two bedrooms, the main bedroom is a very good size with windows enjoying a sunny view on the garden and stream. There is also a bathroom on this floor with shower over bath. The property benefits from mains gas central heating. Outside to front is a fully enclosed west facing garden with patio area, lawns and mature planting. The shared pathway which leads to the left hand side of the cottage provides access to a timber storage shed which adjoins the cottage. There is on road and unrestricted parking just a short level walk from the cottage.

Bath city centre is 12.5 miles from the doorstep and Bristol city centre is 18 miles. Open countryside is easily accessed within a five minute walk as is the popular "Holy Cow" cafe.

Tenure: Freehold. **Council Tax Band:** C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 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

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.