



- A generously sized three bedroom mid terrace home
- Open plan ground floor living accommodation
- Extended kitchen/dining room with French doors to the garden
- Well fitted modern first floor bathroom
- Large, private rear garden and parking to the front
- Excellent location for those looking to commute to neighbouring cities



'The open plan living accommodation on the ground floor is a great space and is coupled with both spacious bedrooms and a large garden!' This three bedroom mid terrace home offers deceptively spacious living accommodation that flows very nicely and is also presented in smart order. As you enter the property you step into a bay fronted lounge/dining with stairs rising to the first floor from the lounge area and there is a feature fireplace. The dining area is a nice size and has a door into a really handy ground floor wc. The kitchen/breakfast room stretches across the rear of the property has plenty of units and work surfaces and has French doors out to the garden. On the first floor the property offers three lovely sized bedrooms and a modern, well fitted bathroom. From the landing there is a large storage cupboard as well as a utility cupboard housing a washing machine and tumble dryer. The property has GCH and double glazing. Externally the property has brick paved parking to the front of the property. At the rear there is a shared pedestrian access outside of the back doors and beyond this is a garden laid predominantly to artificial turf with well stocked edged borders to the surrounds and to the far end there is a timber store. Bath Road is situated within walking distance of the village centre and its basic range of amenities including co-op, florists and cafe. The village infant and primary schools are easily accessible as is the park, sports clubs, swimming pool and surgeries. For those looking to commute Bath and Bristol can be accessed within approx 30 mins drive.

**Tenure:** Freehold

**Council Tax Band:** B







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.