



- A smart two bedroom mid terrace cottage
- Two lovely ground floor reception rooms
- Well fitted kitchen and a good size first floor bathroom
- Mature, enclosed rear garden
- Easy level walk into Midsomer Norton High Street



***'This charming two bedroom cottage is within easy walking distance of the High Street and its amenities and would suit a wide variety of buyers!'***

Situated within a easy, level walking distance of the top of of the High Street lies this two bedroom mid terrace cottage that has been well looked after and has a garden attached to the rear of the property! The accommodation comprises, a cosy lounge with open fireplace which leads through to a pleasant sized dining room again with a fireplace, stairs which rise to the first floor and a compact and well fitted kitchen to the rear. On the first floor there are two double bedrooms and a good size family bathroom. The property has triple glazing to the front, double glazing to the rear and GCH.

The property has a shallow front garden and pathway up to the front door and at the rear there is an enclosed garden laid to patio and chippings and mature shrubs and borders to the surrounds. There is handy pedestrian access at the rear although not passing across the rear of this property.

The cottage is situated just a two minute level walk to both the busy high street of Midsomer Norton and the popular Welton Primary school. Bath city centre is eleven miles and Bristol city centre is fifteen miles.

**Tenure:** Freehold

**Council Tax Band:** B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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.