



- A two bedroom stone built end of terrace cottage
- Good size lounge and kitchen/breakfast room
- Large conservatory overlooking the garden
- Two spacious double bedrooms and first floor bathroom
- Level rear garden, garage and parking
- Offered for sale with no onward chain



'A sizeable two bedroom end of terrace cottage which enjoys a fully enclosed garden with a large garage and parking to the far end!' This natural stone two bedroom end of terrace cottage is offered for sale with no onward chain and has accommodation which comprises, entrance hall with stairs to the first floor, generous size lounge, kitchen/breakfast room and a conservatory to the rear which opens onto the garden. There is a rear lobby with access to a ground floor wc and a utility area. On the first floor there are two very large double bedrooms as well as a spacious bathroom. GCH and double glazing. The property has a shallow front garden with shrubs to the borders and at the rear there is a level lawn garden which is fully enclosed and has a side gate for access. To the far end of the garden there is a large garage with power, lighting and an up and over door as well as parking along side. Beech Terrace is a quiet back road, centrally located within Westfield and is therefore conveniently located for access to local schools, general stores, services and surgeries to name just a few. Regular public transport connections to neighbouring towns and cities are accessible within only a matter of minutes walk and for those needing to commute, Bath is only 25 minute drive.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 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.