



- An extended three bedroom semi detached home
- Spacious lounge leading into open plan kitchen/dining room
- Main bedroom with en suite wc
- Enclosed, mature garden with decked seating area
- Garage and easy driveway parking
- Offered for sale with no onward chain



***'The rear extension creates a perfect social space for those looking simply to entertain or to have as the heart of the family home!'***

This three bedroom semi detached property which offers generous sized accommodation and has also been well extended to create a large open plan kitchen/dining/family room. The property is in good order and has accommodation offering entrance hallway with stairs to the first floor, a light and bright lounge which flows into the open plan kitchen/dining room. The kitchen is well fitted with space for appliances and this opens into the dining/family space with space for soft furnishings and doors leading to the garden. The main bathroom is also located on the ground floor. On the first floor there are three bedrooms with the bedroom to the front also having an en suite wc. GCH and double glazing. Offered for sale with no onward chain.

Externally the property has driveway parking to the side for several vehicles in front of a single garage. At the rear there is a level garden with a patio, lawn and a decked seating area which is the perfect place to sit and enjoy the sun.

Waterside Way is a well regarded and popular area that is conveniently positioned close to a range of schools and nurseries, convenience stores and has handy access to fields and countryside. Bath & Bristol are approx 30 minutes drive for those needing to commute or wanting to be closer to the larger cities.

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







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 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.