



- A substantial detached property occupying a good size corner plot
- Dual aspect lounge with French doors opening onto the garden
- Attractive fitted kitchen and separate utility room with door to garden
- Dining room with leafy aspect and separate study, gas central heating
- Four decent sized bedrooms, ensuite shower room and family bathroom
- Gated private driveway parking, double garage and west facing fully enclosed garden



"A substantial natural stone detached property occupying a good size corner plot with double garage".

Situated on the ever-popular Duchy of Wales development this property is located 11 miles from Bath city centre and 15 miles from Bristol city centre.

The accommodation arranged over two floors comprises a central entrance hallway with handy cloakroom, lounge with window to front and French doors opening onto the rear garden. There is an attractive fitted kitchen and separate utility room, a door from the kitchen opens onto the rear garden. Also on the ground floor is a dining room and study. On the first floor are four good sized bedrooms, the main bedroom is spacious and enjoys an ensuite shower room. The family bathroom has a shower over bath.

Outside to front is a pathway leading to the front door bordered by mature shrub planting. To the side is a gated private drive leading to a double garage with power and lighting. A side gate open between the garage and house into a fully enclosed and very private rear garden which appreciates a sunny west facing direction.

Tenure: Freehold

Council Tax Band: F





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.