



- A two bedroom pretty and characterful cottage
- Lounge/dining room with fireplace
- Attractive generous size kitchen
- Additional loft room which could be utilised in a variety of ways
- Pretty front garden and sizeable rear garden with outbuilding
- Garage and a parking space



'A country cottage in a rural setting that is sure to appeal to those looking to move out from the larger, busier cities but still maintain an easy commute!'

A charming terraced cottage situated at the heart of this popular village, enjoying far reaching valley views. The accommodation comprises a through lounge/dining room with attractive open fireplace and window overlooking front garden and the stairs rise from the dining area to the first floor. The kitchen is a generous size and has plenty of units, ample work surfaces and velux windows bringing in plenty of natural light. On the first floor there is a well fitted bathroom with shower over bath and there are two good size bedrooms with the largest being very spacious with views of the valley. From the landing there is a further staircase providing access to a handy loft room with velux window. Oil CH and double glazing.

Outside to front there is a shared pathway which serves as access for just three properties on the terrace and leads up to the front door and there is a sunny patio style garden. To the rear is a good size lawn garden with raised beds and borders and a private decked seating area. A solid stone-built summer house with kitchenette and power perfect for entertaining. The garden is situated a short distance away from the rear of the property and also has a garage with power and a parking space.

Shoscombe village is situated approximately 7 miles south of the Georgian city of Bath. This attractive area is popular for its rural feel yet is commutable to the city. Amenities in the village include Shoscombe Primary School and the Apple Tree Inn. There is a cycle lane and bridle path nearby, there are also wonderful walks in the immediate vicinity. The sought after village of Wellow also has a primary school, popular public house and village shop whilst Peasedown St John offers more comprehensive amenities.

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





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 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

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.