



- An immaculate and mature detached family home, fully refurbished
- Light and airy lounge with patio doors onto garden
- Attractive fitted kitchen dining room with pleasant views
- Handy side lobby hosting a cloakroom and utility room
- Three bedrooms and an attractive family bathroom
- Private drive, garage and large fully enclosed garden backing onto open fields



"Beautifully presented is this mature detached family home with a large fully enclosed garden and pleasant valley views".

The property has been carefully updated throughout by the present owner to include a feature kitchen and attractive family bathroom. The accommodation comprises entrance porch opening into an entrance hall. There is a light and airy lounge with picture window to front and patio doors opening onto the rear garden. A roomy open plan kitchen dining room provides a good range units and dual aspect to front and rear. From the kitchen a door leads to a very useful side lobby hosting a cloakroom and utility room, door to front and rear. On the first floor are three bedrooms and a family bathroom with shower over bath. Mains gas central heating with new boiler installed in 2017 alongside full upvc double glazed windows and doors in the same year. The property has also been rewired with certification. Outside to front is a private drive which leads to a single garage with power and lighting. The rear garden measure approx. 50ft in length x 30ft in width and is mainly laid to lawn with patio area and storage shed.

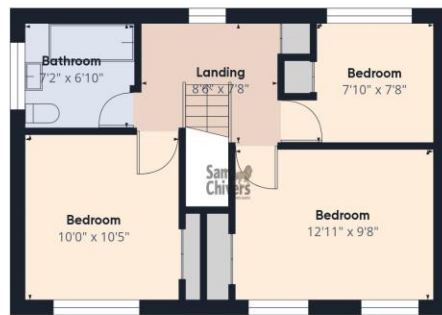
The property is approx. 15-minute walk from local schools, shops and services. Bath city centre is 11.5 miles and Bristol city centre 15 miles.

**Tenure:** Freehold. **Council Tax Band:** D.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1187.69 ft<sup>2</sup>

Reduced headroom  
4.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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69-80	C		77 C
55-68	D	60 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.