



- No onward chain
- Great size kitchen diner
- Enclosed rear garden
- 3 bedroom and upstairs shower room
- Garage and parking



Offered for sale with no onward chain this 3 bed semi has a great size kitchen dining room overlooking the rear garden. The property enjoys a hallway with stairs to the first floor and doors to lounge and the kitchen. Lounge with picture window to the front, light and bright kitchen/dining stretching across the rear with plenty of unit space!. On the first floor there are three bedrooms and a tidy shower room. The property is double glazed and has gas central heating. Externally the property is set back from the road on a quiet footpath and has an enclosed front garden and side access pathway. Rear garden is a pleasant size, has a very private feel and is laid to a combination of patio and lawn plus a garden shed. The property also has a single garage with parking in front nearby. The 'Janes estate' is a popular residential area with a mix of property all of which are handily placed close to schools, amenities and services. Regular public transport runs from nearby stops to Midsomer Norton, Radstock and towards Bath and Wells where a greater range of services are available. At the head of the cul-de-sac there is access onto the Greenway.

**Tenure:** Freehold

**Council Tax Band:** C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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.