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19 Wells Road

Chilcompton **BA3 4EX**

£265,000



- A natural stone cottage boasting a large garden and far reaching views
- The property is offered for sale with no onward chain
- Spacious lounge dining room with open fireplace
- Kitchen breakfast room with feature kitchen worktops
- Two double bedrooms and a luxury tiled bathroom
- Parking to front and rear. Approx. 160 foot large rear garden







"A mature village property boasting a large, well established and leafy garden, far reaching valleys views, offered for sale with no onward chain"!

The accommodation comprises a roomy entrance hallway. The lounge dining room has an open fireplace and hardwood double doors opening into the kitchen dining room. The kitchen breakfast room is located to the rear overlooking the garden and running the full width of the house. The current owner has initiated the fitting on a solid wood kitchen with feature worktops, inset copper sink and copper splash back to cooker area. On the first floor are two double bedrooms and an attractive fully tiled bathroom with shower over bath. On the landing is a large storage cupboard which houses a Wocester combination gas boiler installed in 2020.

Outside to front there is comfortable parking for one car, there is a side drive leading to parking for two cars, which then leads onto the main garden. There is shared access immediately to the rear of property. The main garden measures approx. 160 feet in length and hosts two timber sheds and is well stocked with mature trees including apple, the garden is a big feature of this property.

Tenure: Freehold. Council Tax Band: B.











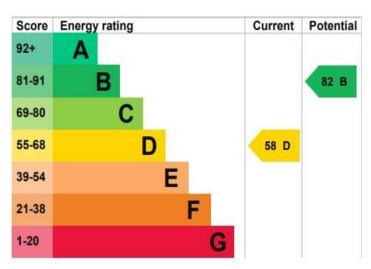












Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

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.