



- A stunning, refurbished two bedroom cottage
- Convenient location close to the town and schools
- Open plan lounge/dining room with feature fireplace
- Attractive cottage style kitchen with solid worktops
- Large, stylish first floor bathroom
- Offered for sale with no onward chain



'The combination of an older natural stone cottage combined with a high quality, contemporary, tasteful finish works perfectly and this super cottage is one to be viewed to be fully appreciated!'

This two bedroom mid terrace cottage has been the subject of a fantastic transformation and a great deal of care and attention has gone into its refurbishment including placement of sockets, lighting and ensuring the finish is of the best standard! Upon entering the property there is an entrance lobby with sensor light for convenience and a doorway into a bright and airy lounge/dining room with an attractive natural stone fireplace, stairs to the first floor with attractive oak balustrade keeping the stairway light and there is a ground floor wc which has been created with a space saver hand basin. The kitchen is also brand new with sage green units and solid oak work surfaces in keeping with the cottage style and there are a selection of integrated appliances. Also on the ground floor is a useful utility area with door to the rear. On the first floor there are two very generous size bedrooms again with lovely features and a super stylish bathroom with modern, tasteful fixtures and sanitary ware including, bath, separate walk in shower, hand basin and wc. No stone has been left unturned with this home including new gas central heating system and a re-wire plus it also has double glazing. Offered for sale with no onward chain.

Externally the property has a shallow front garden laid to chippings for ease of maintenance. At the rear there is an initial courtyard style area with gate, shared pedestrian pathway serving the terrace and beyond this is a large, level garden, predominantly to newly laid lawn with new fencing and posts.

The property is located at the top of Rock Road and is handy for access to both the High Street and local schools for all ages. Bath and Bristol are within daily commuting distance with public transport to both cities available from the town centre.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
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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.