



- A three bedroom end of terrace home
- Immaculate condition throughout
- Lounge and dining room with attractive fireplaces
- Generous sized bedrooms and a first floor shower room
- Good size garden and private parking
- Excellent location close to town and schools



***'An end of terrace natural stone cottage, coupled with a decent sized garden all within easy reach of the town and local schools!'***

This three bedroom end of terrace cottage is in fabulous order from top of bottom, offering generous sized accommodation in a popular part of town. The property enjoys a good size lounge with attractive feature fireplace with log burner and window shutters. This room leads through to a good size dining room with a further fireplace used as a log store and there are stairs to the first floor. At the rear there is a pleasant sized kitchen with an external door to the rear and a utility/wc. On the first floor all three bedrooms are a really good size and there is a family shower room. GCH and double glazing.

Externally the property has a low maintenance front garden. To the side of the terrace there is a shared access which leads to parking for at least two vehicles. Beyond this is a sizeable garden laid to artificial turf. To the far end is a separate area housing a shed and a large workshop which has its own decking area.

The location of this property is fabulous with the town centre, schools, doctors/dental surgeries and the Norton Radstock Greenway all within easy walking distance and catering for a whole host of buyer types. Both Bath & Bristol are within daily commuting distance.

**Tenure:** Freehold

**Council Tax Band:** B









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1016.11 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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.