



- A smart three bedroom link detached house
- Generous sized lounge and well presented kitchen
- Three spacious bedrooms and a modern bathroom
- Double garage and easy, convenient parking
- Excellent commuter links via A37
- Offered for sale with no onward chain



***'This link detached home in the ever popular village of Farrington Gurney has undergone a complete transformation and is presented as a well finished modern home!'***

Offered for sale with no onward chain, this three bedroom link detached home offers spacious, tastefully presented accommodation coupled with a good size double garage attached to the property. As you enter the property there is an entrance lobby with door into the ground floor cloakroom, there is a stylish lounge which overlooks the garden and the kitchen has been updated and has been very nicely finished and has a door out to the double garage which provides access to the garden. On the first floor the landing has smart storage options and there are three very generous sized bedrooms and an attractive family bathroom. The property has gas central heating and double glazing.

Occupying a corner plot, there is small level garden to rear fully enclosed with lawn and patio. To front there is a private drive which approaches a double garage.

Church Lane is central to the village and provides an easy two minute level walk to the village primary school and playground. Farrington Farm shop is a ten minute walk. The city centre of Bath is twelve miles and Bristol city centre is fourteen miles. Open countryside is on the door step.

**Tenure:** Freehold

**Council Tax Band:** D







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.