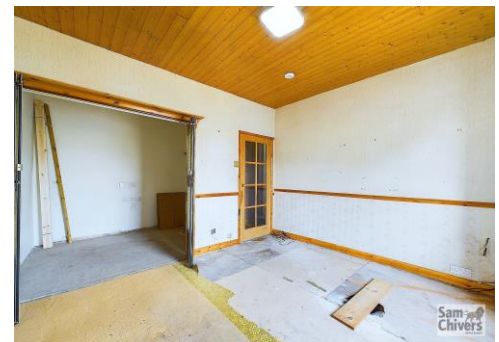




- The perfect investment opportunity located in a much sought after village
- Currently arranged as two x one bedroom cottages
- 8 miles from Bath city centre and 12 miles from Bristol
- Refurbishment require throughout
- Situated just a short walk from the village square
- Please note there is no outside space or parking



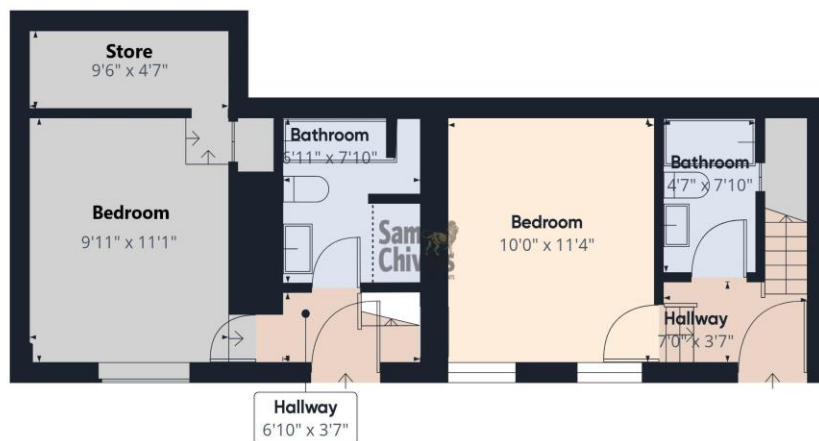
"The perfect investment opportunity"

A natural stone building currently arranged as two separate one-bedroom cottages, nestling in a quiet backwater at the heart of this popular village which is just 8 miles from Bath city centre and 12 from Bristol city centre. The property does require refurbishment and does not have any form of outside space or parking. It is thought that with necessary permissions granted and building regulations considered this property could make for an extremely interesting and individual village dwelling.

Offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** C





Floor 0



Floor 1

Approximate total area⁽¹⁾
904.8 ft²

Reduced headroom
8.88 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft.

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

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55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

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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.