



- A smart semi-detached house enjoying a quiet, private position
- Handy entrance lobby leading into a good size lounge
- Attractive kitchen dining room with patio doors onto garden
- Three bedrooms and shower room, gas central heating & double glazing
- Good sized enclosed gardens to front and rear adjoining mature woodland
- Private driveway parking for one car leading to garage with power and lighting



"A smart three-bedroom semi-detached house which enjoys a private and tucked away position yet just a five-minute walk to the town centre, the house occupies a surprisingly large and level plot".

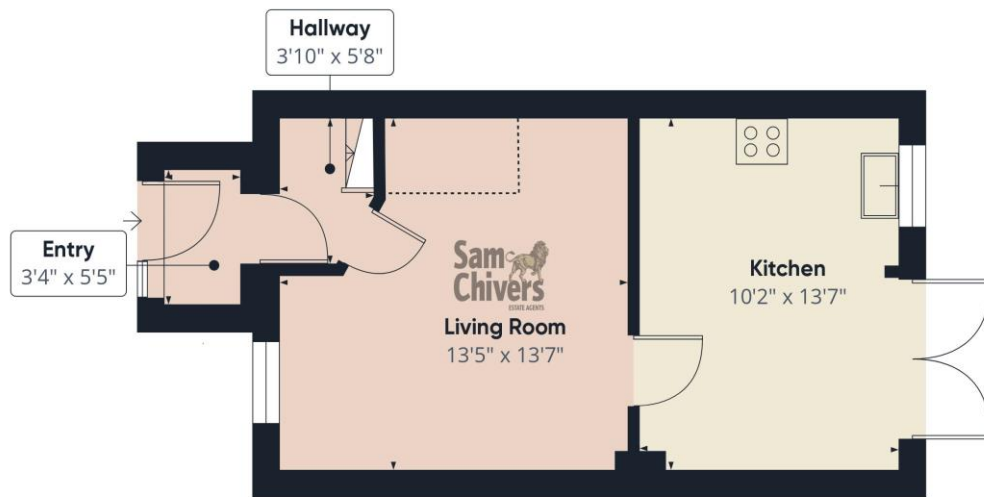
The accommodation comprises a handy entrance lobby, lounge & kitchen dining room with patio doors opening onto the private rear garden. On the first floor are three bedrooms and shower room. The property benefits from mains gas central heating and double glazing.

Outside, to front the property is approached via a private drive providing parking for one car and leading to the garage, which has power and lighting. The gardens sweep from front to rear, are level and of a good size with two patio areas, lawn area and a timber garden shed.

This particular home is a level five-minute walk to the town centre where a good variety of local shops can be found alongside regular public transport to both Bath & Bristol.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>1)</sup>  
804.93 ft<sup>2</sup>

Reduced headroom  
14.46 ft<sup>2</sup>

(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.

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92+	A		
81-91	B		89 B
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55-68	D		
39-54	E		
21-38	F		
1-20	G		

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