



- An attractive, three storey, five bedroom detached home
- Light and bright lounge and separate dining room
- Tasteful modern kitchen/breakfast room
- Five bedrooms, two ensuites and two bathrooms
- Double garage and easy parking for three vehicles
- Solar energy significantly contributing to electricity running costs



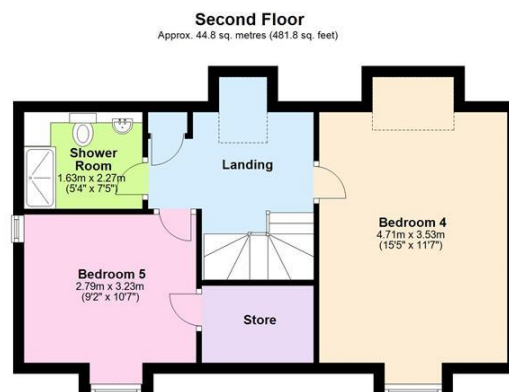
"An impressive five-bedroom detached home sitting on a good size plot, which has seen significant upgrades from its original build and is perfect for the growing family".

The property was built circa 2018 and has spacious accommodation set across three floors. Upon entering the property there is an entrance hallway with ample storage and a handy downstairs WC. The lounge is light and bright with French doors opening onto the garden. The modern and stylish kitchen/breakfast room overlooks the rear garden and has separate utility room with rear door access. A generous size separate dining room concludes the ground floor accommodation. To the first floor there are three double bedrooms with two benefitting from en suite shower rooms. There is also a well fitted family bathroom on the first floor. Further stairs rise to the second floor where there are two further bedrooms which are also doubles and a further shower room. GCH, double glazing. The property enjoys a lovely position with views out across fields to the front. The property enjoys a manageable front garden and to the rear a fully enclosed, level garden with a sunny aspect. There is a patio perfect for garden furniture as well as a further decked seating area. There is a double garage along side the property with electric doors, an EV charging point and plenty of easy driveway parking. The property will be sold with the remainder of its NHBC build warranty.

Agents Note: The property is subject to an annual charge of approx. £300.00 payable to Pinnacle Property Management. The roof line of both the house and double garage have been fitted with solar panels which are owned outright and are transferrable. Cotswold Gardens forms part of this modern development on the fringe of the town that generally proves popular with a variety of buyers. The property is within easy daily commute of Bath, Wells and Frome with local schools' ad basic amenities also close at hand.

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





Total area: approx. 154.2 sq. metres (1659.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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